

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on March 4, 2020 at 9:00 a.m. in the Harford County Council Chambers, 212 S. Bond Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Moe Davenport	Chairman, DAC
Bill Snyder	Volunteer Fire & EMS
Bill Snyder	Emergency Operations
Patrick Jones	Soil Conservation District
Leonard Walinski	Health Department
Darryl Ivins	DPW Water & Sewer
Mike Rist	DPW Engineering
Deputy Marco Barresi	Sheriff's Office
Paul Magness	Parks & Recreation
Rich Zeller	State Highway Administration
Crysta Draayer	Planner, Development Review
Jenni Daniels	Planner, Development Review
Lori Pietrowski	Administrative Specialist

Also in attendance:

Joe Welsh	Heather Lawless
Hazel Hopkins	Larry Hopkins
Paul Edmeades	Sandra Humbertson
Catherine Miele	Nicole Tana
Virginia Ostheimer	Kerry Borys
Bill Shaver	Ava Shaver
Gina Gladis	Vaqar Khan
Iram Sufdur	Ronald Dochter
Dennis Gehman	Sandy Magness
John Hayes	Paxvez Multar
Khalid	Shahid Khan
Uyesh Bhatti	Rizwan Altaf
Ronald Huber Sr	Bruce Huber
Myra Kourey	Cynthia Hopkins
Michelle Williams	Earl Beyer
Jerry Turpin	Shawn Lawless
Tammie Greenwell	Aravinda Pillalamarn
Gary Ogle	Cindy Ogle
Marie Edmeades	David Fang
Joan Moxley	Robert Moxley
Christine Heisey	Adil Yousaf
Chaudhry Shahjhan	Diane Marino

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Ted Hutrik	Pat Hutrik
Masood Anwar	Iram Safdar
Brian Gefrich	Ruth Oswald
Saima Naseer	Ayub Naseer
Khalid Aslam	M. Mustafe Chaudhry
Mansab Khan	Richard McGill
Charles Weber	Louise Weber
Martin Cifone	Paul Kourey
Mohammad Husmin	Alexus Thomas
Michael Desha	Anna Wong
Michele Jewett	Ayub Naseer
Mian Akran	Danny Vest
Debbie Umbarger	Kurt Umbarger
John Hoerr	Stephen Stran
David Schoener	Mike Hilker
Megan Knight	Erick Ferris
Dan Sheffield	Craig Miceli
Phillip Snarski	Dawn Snarski
Linda Stine Flint	Sandra Rozar
Arshad Klrangin	Hasan Sheih
Jamshid Mian	Cathy McSherry
Helen Mann	Sarahia Benn
Sabra Kurth	Ariana Katz
David Burleigh	LaDonna Burleigh
Jennifer Zurikoff	Shaminder Grewal
Naomi King	Gina Kazimir
David Cullum	Donna DiPasquale
Paul Ostheimer	N. Anderson
Hung Ly	Brohuyn Hopkins
Rita Schaiman	Rachael Langley
David Eltringham	Julie Eltringham
Dee Beyer	Shazia Hussan
Laurne Wahl	Lori Byrnes
Robert Battista	Paul Markowski
Coleen Gizinski	Barbara Dochter
Jacquiline Chigott	Norman Hardy
J. Getz	E. Janney
Ashley McMahan	Brian Phipps
Dustin Ferguson	Robert Zimmerman
Dawar Aamir	Faras Aamir
Mansur Cheewa	Nicola Pasquinelli
Paul Reuling	Dana Reuling

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Cassandra Beverley
Sean Moran
Everett Smith
Margaret Trimble
Inge Hobbs
Patrick Sullivan
Susan Walter
Mark Hopkins
Paula Whitacre

JoWanda Shrickland Lucas
Peter Von Beak
Linda Smith
Judith Wettig
Amy Sullivan
Zamurd Syed
Aisha Mrein
Syed Shaukat

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. Mr. Davenport explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is an attendance sheet on the back table. If a correct email address is given, a copy of the minutes will be e-mailed to you. The minutes are recorded and will also be published to the Department of Planning and Zoning's website.

First of all I'd like to just set the tone of the meeting. This is a public meeting. We are a technical review committee. We represent different aspects of the State and County Government and we will be giving our comments on the plan. This committee does not accept any plans or review any plans that are not permitted by the zoning code or county regulations. We are not a planning commission. We are not the Board of Appeals or the County Council. We don't vote today. We don't make a decision. We don't approve or deny the plans today. We review those plans for the technical aspects. With that we will get started with the first plan on today's agenda.

1335 POST ROAD - SITE

Located on the north side of Old Post Road (Route 7); south side of Keewee Road. Tax Map 52; Parcel 327. Sixth Election District. Council District F. Planner Crysta.

Plan No. S49-2020 Construct a 3,200 sq ft building for a brick block mason/
General Contractor storage building and office/0.4477 acres/CI

Received 02-04-2020 Susky Holdings, LLC/Welsh Engineering.

Verbatim Transcript

Joe Welsh – Welsh Engineering

Good morning. My name is Joe Welsh with Welsh Engineering. The site is located just outside the City of Havre de Grace at 1335 Post Road. We are proposing a small building for a masonry contractor. The building is going to be 40x80 foot. Again, just outside the City of Havre de Grace. I'll be brief. We had a landscape plan that we submitted. We are proposing a combine and consolidate several of the lots into one subsequent to the site plan review. I will take and questions or comments that you may have.

Bill Snyder – Volunteer Fire & EMS

The Fire and EMS has no comment.

Patrick Jones – Soil Conservation District

Joe, if the disturbance exceeds 5,000 sf then you will need to get an approved plan. Other than that no comment.

Len Walinski – Health Department

This plan proposes to construct a 3,200 sq. ft. building for a brick-block mason/general contractor storage building and office. The site is serviced by public water and public sewer.

This office has the following general comments regarding this proposal:

- Additional comments from this office will be provided at the time of the building permit or tenant/occupancy permit. It is the responsibility of the owner/operator to be aware of any regulatory requirements for the proposed use and for obtaining appropriate permits.
- The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent

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the generation of dust until a permanent vegetative cover is established and all paving is completed.

Darryl Ivins – Water & Sewer

The following comment shall be included as a condition of Site Plan approval for the above-described project:

This project is located within the City of Havre de Grace water and sewer service areas. The Developer must contact the City to determine their ability to serve the proposed use.

Mike Rist – DPW Engineering

1. A sediment control plan and a grading permit or a standard sediment control plan will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.
2. The cumulative disturbance on the site is greater than 5,000 square feet therefore, stormwater management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.
3. A stormwater management concept plan shall be submitted for review prior to preliminary plan approval.
4. The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a grading permit.
5. Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the lot owner(s).

Deputy Marco Barresi – Sheriff's Office

Nothing additional. Thank you.

Rich Zeller – State Highway Administration

An access permit will be required for entrance and frontage improvement on MD 7A for the above referenced development. The following criteria and details will apply and must be depicted on future plan submittals:

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The easternmost entrance must be reconstructed to a 25' – 35' wide commercial entrance with 25' curbed radii. The westernmost entrance must be removed and curb & gutter placed where the depression currently exists.

The eastern entrance, from the edge of the existing pavement on MD 7 A, back to the radius returns within the entrance must be shaded on the plans and the following MDOT SHA full depth paving section utilized and noted on the plan:

2" Superpave Asphalt Mix 12.5mm for Surface – PG 64S-22, Level 2
7" Superpave Asphalt Mix 19.0mm for Base – PG 64S-22, Level 2 (2 – 3.5" lifts)
6" Graded Aggregate Base or 12" Capping Borrow

All curb & gutter including the entrance radii and the curb & gutter utilized to close the western entrance, must be SHA Type "A" curb & gutter (MD 620.02).

A 5' wide sidewalk must be constructed along the entire property frontage on MD 7A having no greater than a 2% cross slope. Sidewalk ramps meeting current American with Disabilities Act (ADA) standards must be constructed on the entrance radii.

To initiate the plan review cycle toward the issuance of the access permit the design engineer must submit nine (9) sets of plans reflecting the above criteria and details. The plan submittal should include 1 set of hydraulic computations, and a CD containing plans and all supporting documentation to Wendy Wolcott at 320 West Warren Road, Hunt Valley, MD 21030 to the attention of Mr. Richard Zeller. Please utilize the SHA tracking number when making this submission.

All SHA Policies, Standards and Specifications must be followed when preparing the above plan submittal including but not limited to the following documents:

MDOT SHA Access Manual
MDOT SHA Business Standards and Specifications
MDOT SHA Accessibility Policy and Guidelines for Pedestrian Facilities

The Access Management Plan Review Checklist must be utilized in drafting the SHA Improvement Plans. Please include a copy of the completed checklist when making this submittal. All of these documents along with additional guidance can be found on our web site at www.roads.maryland.gov under Business Center.

Crysta Draayer – Planner

1. This plan proposes to construct a 3,200 square foot building for a brick block mason (general contractor storage building and office).

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2. A Landscape Plan (L50-2020) has been submitted and is under review.
3. A preliminary plan to consolidate Lots 14 and 15 shall be submitted for review and approval by the Department of Planning and Zoning.
4. A photometric plan shall be submitted for any proposed lighting prior to Site Plan approval. Lighting shall be designed and controlled so that any light shall be shaded, shielded, or directed so that the light intensity and brightness does not adversely affect the operation of vehicles or reflect onto residential lots or buildings.
5. This site is located in the Aberdeen/Havre de Grace Enterprise Zone. Please contact the Office of Economic Development for additional information.

Bill Snyder – Emergency Operations

Based on review of the proposed lot consolidation the following addresses are recommended:

Lot 16 & 17 shall be addressed as 1331 Old Post Road
Lot 14 & 15 shall be addressed as 1347 Old Post Road

A suggested standard for address number displays would be as follows:

8"- 10" business/commercial address numbers displayed, or a larger size that can be clearly visible during all hours of the day for the emergency responder.

Public Comments:

Shane Grimm – Director of Planning, City of Havre de Grace

I just have a couple of questions and comments. First, we would like to welcome this business to the City of Havre de Grace. Obviously, the plan is being reviewed before the county. Most citizens would not know that this project or property is not within the City limits but, coming over the bridge it appears it is part of the City. Part of my comments are that the City would like to work with the developer of the project to improve the frontage of the property. We are taking a great interest in the Route 7, Old Post Road, Revolution Street corridor to try and improve that corridor. There will be significant investment in the corridor hopefully in the near future with the old Sherman Williams building which is under contract right now and that property will receive significant investment and upgrades. So, again we are trying to improve that corridor. Our Economic Development Advisory Board would like to meet with the property owner. There are some opportunities where we can provide

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some funds or plantings to provide street trees along the front of that property. We would be interested in meeting with them. Is lot 16 & 17 part of this plan or being included with this plan?

Moe Davenport – They are not included in this plan.

Shane Grimm – Which leads to my next question? I'm assuming that a Forest Stand Delineation is not submitted for this project?

Moe Davenport – It was not.

Shane Grimm – Thank you. It sounds like Mr. Rist, that you will require stormwater management?

Mike Rist – Yes

Shane Grimm – Thank you sir. Some other comments that I have are: There was previously some recycling cans or dumpsters that were placed on this property. I do not believe that recycling or recyclers are permitted use in the Harford County Zoning Code so, I'm glad to hear that this project appears to be a construction service use, a masonry contractor so, we would ask that this property not be used as part of a recycling contractor. I don't know if there is any association there or not but, that no storage occur on this property. While not a county requirement again, given that this is on a prominent gateway into the City of Havre de Grace we would ask that the property owner give some consideration to the architecture of the building. I'm certainly hoping that the building will improve the corridor and helps to see some change along that corridor. That is all I have at this time. If I have any further comments I will provide them to you.

Moe Davenport – Sure. You know Mr. Welsh so you can contact him with regards to working with the applicant. Thank you, Shane. Any additional questions or comments on this plan?

Dennis Gehman –

My name is Dennis Gehman. I live at 1319 Keewee Road, right in back of the property. I just have a few questions. There is a lane in the back of the property and there are sewer lines that are going underneath. I want to know if they are going to have any heavy equipment on the back road? I'm worrying about our sewer lines and, the build-up on the property. If they build it up and if you drive by there it looks like it is about 3 feet higher than what it normally used to be. I am a little concerned about run-off for that into the back area.

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Moe Davenport – Right. They will be required to provide stormwater management. Those plans will be reviewed by our Department of Public Works. We will look at the drainage issues. Do you know about the water & sewer lines in the back?

Joe Welsh – We are not proposing to connect to the sewer line in the back.

Dennis Gehman – Someone did say that they were going to put a fence on the property. So, hopefully there are no big trucks going to be on that back road. That is my biggest concern on our sewer and water lines.

Moe Davenport – Do you know if there is going to be a fence in the rear?

Joe Welsh – We are proposing a fence around the property. We will be coming in for a permit for that for the site.

Dennis Gehman – Thank you. That’s all I have.

Moe Davenport – Are there any additional questions on this plan? If not, we will move onto the next plan. The DAC Committee will review these two plans together. One is the creation of an 11.87 acre lot and the other is to develop a house of worship on that lot. We will review those together. If you have different comments I ask DAC committee members to indicate so.

2215 CRESWELL ROAD HOUSE OF WORSHIP - PRELIINARY

Located on the east side of Creswell Road (Route 543); south side of Nova Scotia Road. Tax Map 57; Parcel 37. First Election District. Council District F. Planner Jenni

Plan No. P-60-2020 Create Lot 16/11.87 acres/RR.

Received 02-05-2020 Crescent Investment Group LLC/Frederick Ward Associates.

2215 CRESWELL ROAD HOUSE OF WORSHIP - SITE

Located on the east side of Creswell Road (Route 543); south side of Nova Scotia Road. Tax Map 57; Parcel 37. First Election District. Council District F. Planner Jenni

Plan No. S-59-2020 Converting existing buildings into a 60 seat church/11.87 acres/RR.

Received 02-05-2020 Crescent Investment Group LLC/Frederick Ward Associates.

Robert Lynch –

Good morning Mr. Davenport and member of DAC Committee. My name is Robert S. Lynch. I’m a lawyer in Bel Air for the law firm of Stark & Keenan. Before there is a technical

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presentation of the plan I would just like to take a minute or two to talk briefly about this project. I represent the Crescent Investment Group LLC which is the current owner of the 51 acre track. Crescent is here today as Mr. Davenport indicated to seek approval of a sub-division of approximately 12 acres from this 51 acre track. There also before the DAC Committee is a Site Plan for the proposed use on the 12 acres. Let me first state that there is no plan at this point anticipated, developed for the remaining acreage. The only discussion today is for the 12 acre lot to be sub-divided. On the proposed lot as many of you know and certainly the board knows there are existing farm structures because, this previously was a farm. My clients are seeking to develop on the property by using the existing structure primarily the barn to develop a worship center. The worship center would be utilized by the Harford Islamic Center which is a non-profit 501 C3. This particular Islamic Center is managed by a 9 member board of Harford County residents as is the ownership of the Crescent Investment Group, it is a limited liability company. Members are Harford County residents. The goal is to develop the worship center which will provide worship opportunities for approximately 25-27 Harford County families who all reside in Harford County. The group consists of many different individuals as far as occupations, they are local physicians, scientists, community professionals, pharmacists and just a range of people from various occupations. The total number of people who would be worshipping at this proposed center would be approximately 55-60 people. That is why the proposal is for a 60 seat worship center. Again, I'm not talking about a new structure. I'm talking about using the existing agricultural barn which, obviously would require renovations which is a whole different step in the process for review. Without any other comments I'd like to turn it over to Tom Minor from Frederick Ward Associates who is the engineer who has the developed the plan.

Tom Minor– Frederick Ward Associates

My name is Tom Minor. I'm with Frederick Ward. I'm one of the site engineers for the project. We are proposing a 12 acre sub-division off of a major sub-division currently in existence. We will be accessing Oak Creek Court just north of the rest of the parcels there currently built. As Bob mentioned, we will be renovating existing structures, providing 20 parking spaces per zoning code requirements. Ten of those parking spaces will be green per zoning code requirements and we will provided septic fields as needed.

Bill Snyder – Volunteer Fire & EMS

Preliminary: No comment.

Site:

- A second entrance/exit is recommended. The one of 543 is that going to remain at all?

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Tom Minor – It will remain but we will be looking into that.

Bill Snyder -

We do recommend that emergency access be able to use that driveway. It can be closed to the public but we still recommend that it be an option for emergency apparatus. One of the driveways could be made as an emergency access-only. Entrance could be locked for emergency access only. (Example below)



- Recommend the usage of non-combustible landscaping directly next to the buildings. Traditional, wooden-mulch increases likelihood of nuisance fires from outdoor smoking.
- Due to the lack of water in the area for fire suppression, recommend the installation of a rural-drafting hydrant at bridge in the 3000blk of Nova Scotia Road. Contact Harford County DES at 410-588-5748 for further information. Example can be seen at the following website:
<http://www.gotbigwater.com/content/hydrants/BloomRoadDFH.pdf>

Bill Snyder – Emergency Operations

Based on review of the proposed lot subdivision the following recommendations are being made.

Lots 16 is proposed to use a new access off Quail Creek Ct. The new site is proposed to have many structures located on the plat of land.

It is the stance of Emergency Services that developed lots of this nature, which have the potential to have multiple structures, should have addresses associated with each structure.

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Address should be assigned from a County approved private road name displaying a Private Road Sign. Panhandle throughways should have green background directional arrows with white reflective addresses on them to reflect the correct access for each property. Any panhandle/common drive longer than 1,000 feet, should have a pull off or turn around that is wide enough to accommodate two (2) fire engines to pass each other.

If this request is unable to be met, each structure on this parcel must be clearly marked with signage visible during all hours of the day to clearly indicate the building letters associated with the lot address of 2210 Quail Creek Ct.

A suggested standard for address number displays would be as follows:

- 8" - 10" business/commercial address numbers displayed, or a larger size that can be clearly visible during all hours of the day for the emergency responder(s)

Patrick Jones – Soil Conservation District

On the Preliminary Plan we have no comment.

On the Site Plan if our disturbance does exceed 5,000 sf you will then need an approved plan. Even though it is less than 5,000 sf no sediment should be allowed to leave the site.

Len Walinski – Health Department

This plan proposes to create Lot 16 from an existing parcel. Proposed Lot 16 is improved with several buildings and is serviced by two (2) wells and an on-site sewage disposal system (OSDS). An existing building on the site is proposed to be a House of Worship. Soil tests were conducted on April 29, 2019.

The preliminary plan, as submitted by the consultant on February 10, 2020, contained incomplete information to allow for the comprehensive review of this proposal. In order for the HCHD to continue the review of this plan, the items listed below must be submitted on a revised plan to this office.

- The type of well construction for the wells servicing proposed Lot 16 must be indicated. Well construction may include such descriptions as a drilled well, pit drilled well, buried well, or hand dug well. If the well is drilled, the consultant and/or developer needs to indicate if a well tag is present and, if present, the tag number must be provided on a print to this office.
- Four (4) structures are indicated on proposed Lot 16. The consultant must state what type of structures they are, purpose of structures and if serviced by a well and OSDS,

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and indicate if the structures will remain or be razed. The wells and OSDSs must clearly indicate what structures they serve.

- Soil test 19-1 is mislabeled and must be indicated as a passing test.
- Provide a 100' well radius around the well located adjacent to the structure.
- The consultant must provide a detailed written description of all events and activities that will take place within the buildings. Will any type of day care be provided on site? Does the building contain a kitchen? If so, please describe its use. Indicate the number of events per week/year, types of events, and approximate number of patrons for each event. Such events include, but are not limited to, worship services, religion classes, meetings, building use by outside groups, catering operations, etc. This information is also needed to determine the correct sizing of the septic reserve area (SRA).
- Provide the location of all wells and OSDSs/SRAs within 200' feet of the property. If nothing is found, indicate such along the appropriate tract boundary. Provide a 100' radius on any wells found.
- Indicate all soil tests on proposed Lot 16 and on the remaining lands. This requirement is needed to establish a minimum 10,000 sq. ft. septic reserve area on the remaining land.

Upon receipt of the above information, this office will update its comments. Additional requirements may be forthcoming upon review of a revised plan.

This plan must meet all requirements of COMAR 26.04.03 (Subdivision Regulations), COMAR 26.04.04 (Well Construction Regulations), and all local codes and regulations.

For the Site Plan I have the following comments:

The site plan as submitted by the consultant on February 10, 2020 contained incomplete information to allow for the comprehensive review of this proposal. In order for the HCHD to continue its review, the following information must be submitted:

1. Components of the Site Plan as submitted do not match the Preliminary Plan (P60-2020) that was submitted for this same property. These discrepancies must be rectified and all HCHD requirements for the Preliminary Plan associated with this property must be satisfied prior to the approval of the Site Plan.
2. Clarify whether the building will solely be used as a House of Worship or if other uses are planned. These additional uses can include, but are not limited to: office space, kitchens, day care operations, etc. If additional uses are planned, provide a more detailed description. This information is required in order to properly size the OSDS and the Septic Reserve Area (SRA).
3. Provide a detailed written description of all proposed events and activities that will take place within this facility. Describe the number and types of proposed rooms within the building, specifically any day care or kitchen facilities that are planned or proposed. Indicate the number of full and part time employees, as well as the

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number of events per week/year, the types of events, and the approximate number of patrons for each event. Such events include, but are not limited to: worship services, religion classes, meetings, use by outside groups, etc. This information is required in order to determine the appropriate classification of the future water system.

Upon receipt of the above information, this office will update its comments. Additional requirements may be forthcoming upon review of a revised plan.

Mike Rist – DPW Engineering

1. If land disturbing activities exceed 5000 square feet, sediment control and stormwater management must be addressed. The limit of disturbance shall be shown on the plan.
2. A commercial access permit is required for the site.
3. The entrance width shall be 25' with 35' minimum curb radii.
4. All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.
5. Monumental masonry mailboxes or structures shall not be constructed within the right-of-way.

Deputy Marco Barresi – Sheriff's Office

I have nothing else to add.

Rich Zeller – State Highway Administration

The MDOT SHA has **no objection to Preliminary or Site Plan approval** as access to this site will be from a county road, and there are no right-of-way impacts to the MDOT SHA.

I concentrated on the access to Quail Creek Court which is proposed and no requirement is proposed by SHA however, I see there is in fact an entrance I did not know existed onto 543 and certainly if they wanted to use that as emergency services access if there is going to be any proposed to improve that certainly it will be subjected to State Highway review and an access permit will be required. If it is determined that the entrance is adequate for that use I see no problem with that. As I said, I concentrated on the proposed access and Quail Creek Court which is not a State road. As I said before, there is no access permits required from SHA for that entrance.

Jenni Daniels – Planner

1. This plan proposes to create Lot 16 from the existing Parcel 37. The property is zoned Rural Residential (RR) and has a maximum allowable density of one (1) dwelling unit per two (2) acres. This is the first lot created under Senate Bill 236, “Sustainable Growth and Agricultural Preservation Act of 2012.”
2. The plan is subject to the Harford County Forest Conservation Regulations. A Forest Stand Delineation (FSD23-2020) has been submitted and approved by the Department. A Forest Conservation Plan (FCP65-2020) has been submitted to the Department of Planning and Zoning for review.
3. A site plan (S59-2020) was submitted concurrently with this preliminary plan. The proposed lot shall be recorded in the Harford County Land Records prior to building permit application of any of the proposed buildings.
4. This site contains environmentally sensitive areas, namely a stream and its associated non-tidal wetlands. The stream, non-tidal wetlands and the 75-foot buffer shall be labeled “Natural Resources District” on the final plat. No grading shall be permitted in the natural resource districts buffer for actual home construction.
5. The Landscape Plan (L61-2020) submitted cannot be approved at this time. A new series shall be submitted to provide foundation plantings and dumpster screening and/or enclosure. Additionally, a 50-foot Type ‘E’ buffer is required along the property line shared with The Highland School. All required bufferyards shall be shown on the final plat.
6. A photometric plan was submitted to the Department of Planning and Zoning. The lighting shall be designed and controlled so that any light shall be shaded, shielded or directed so that the light intensity or brightness does not adversely affect the adjacent property.
7. Portions of the property are located within two existing Water Source Protection Districts and shall be subject to Section 267-66 of the Harford County Code.
8. All proposed signage shall conform to the Sign Code. Permits shall be obtained from the Department of Planning and Zoning.

Public Comments:

Kurt Umbarger – Good morning to everyone that has come out today on this beautiful day in Harford County. My name is Kurt Umbarger. I am a lifelong resident of Harford County and

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was raised in the diverse community of Aberdeen and a 20 year resident of 2229 Quail Creek Court, Bel Air, MD 21015. I'd like to ask that the resident of Quail Creek stand with me as I read this opening statement. In this regard, I speak on behalf of the 15 homes that comprise the Quail Creek neighborhood in saying that we unequivocally denounce all forms of violent, threatening and derogatory speech in behavior towards any person or group based on their race, religion or creed. As a neighborhood, we have gathered on multiple occasions in the last two weeks including with County Council members to try to understand the change of use proposal that is proposed for our neighborhood and what its potential impact will be. Not once in any of our discussions have I witnessed an expression of bigotry. As for social media we only control the site that we received that contains factual information pertaining to the development proposal. We have no control over the communities' comments at large but, we condemn such expressions of bigotry. They do not reflect the Harford County community that many of us know and love. The residents of Quail Creek have come before you today to express our concerns about the sub-division and change of use proposal for property 2215 as I understand it to be. By covenant, the Quail Creek neighborhood is a neighborhood of 15 residences. It is a quiet peaceful neighborhood where we raise our children, sleep, spend weekends together and enjoy a high quality of life. We built our homes here with an expectation that the neighborhood would always be just that, a neighborhood or family residences. We have real concerns that the change of use proposal and specifically the request to permit access to and from 2215 via Quail Creek Court if it is granted will result in a fundamental change to the nature of our neighborhood. By establishing an institution amongst our family residences. We believe that this will have a negative impact on the quality of our life that we have enjoyed for more than two decades. The residents following me will outline specific concerns that we have. I want to make it very clear to everyone here none of these concerns involve the Muslim faith or community. Our concerns are centered around 1; the apparent disregard for the original declaration of covenants, conditions and restrictions that was established by Mr. Smith the original property owner that had designated the land in question to be used solely to establish residences. 2; the request to subdivide lot 16 which appears to us for the express purpose of gaining access to Quail Creek Court when there is already an existing entry way that has been discussed by DAC members off of state road 543 we believe this is for the sole purpose of avoiding the additional costs associated with expanding that entry way into the property. 3; the potential negative on our quality of life due to increased traffic, congestion throughout the day, the potential impact to neighboring aquifers where we have already had issues in our neighborhood and the fundamental change to our neighborhood setting with this new institution. 4; the potential for economic impact to our neighborhood, we have read that regardless of what type of house of worship and the faith that is practicing there typically a neighborhood would experience a decline in property prices as a result of such an institution. And, then most importantly the safety and wellbeing of the Snarski families who will speak shortly after me, special needs child Joey Snarski who resides directly across the street from the proposed Lot 16 entry way into Quail Creek Court. With that I'm going to turn things over to Craig Miceli a fellow resident who will make his comments.

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Aravinda Pillalomarn – I live on Shamrock Road in Bel Air, MD. Thank you for the opportunity to speak. I appreciate the work of the Development Advisory Committee in ensuring that any new development meet the various technical requirements. I was happy to see how thorough you are in looking into those things and I hope that the Harford County departments will work to address all of those problems in cooperation with the entity developing this house of worship so that Harford County can welcome a new house of worship in the community and live up to our standing as a welcoming, multi-cultural and diverse community. I didn't mention that I have also lived in Harford County for more than 30 years and went to middle school and high school and am now a founding member of Sadina ____ which is a Hindu community in Harford County. I especially feel very happy to see so many neighbors of so many different faiths also here to welcome our Muslim neighbors. Unfortunately, I'm very sad to say that in the past week in India where I still have many family members we are seeing the effects of division between different communities specifically, Hindu and Muslim so I'm gratified that today I can stand with our Muslim neighbors and see that Harford County never has to see that kind of a division based on faith and I'm sure when all of these technical requirements are fulfilled everyone in this room will join me in welcoming our Muslim neighbors and the house of worship to Harford County. Thank you.

Craig Miceli – I'm a resident at 2217 Quail Creek Court. I'm here today to speak of the Declaration of Covenants. Apparently, Mr. Smith had a vision of what this property was going to be. Mr. Smith has passed, he didn't know there was going to be a church, commercial building or anything of the sorts. But, what he specifically wanted was for it to be residences only and to speak to that I'd like to read from the Declaration of Covenants, conditions and restrictions. Whereas the declarant desires to adopt the covenants, conditions and restrictions here and set forth for Lot 15 as shown on the plat entitled partial revision final plat 2, lot 15, Quail Creek which plat is recorded among the land records of Harford County in plat book 118, folio 32. In all other lands seized and possessed by declaring on the southerly side, the southerly side of Nova Scotia Road. Now, therefore declaring I hereby declare that the property herein describes lot 15 and all other lands of declaring on the south side of Nova Scotia Road shall be held, sold and conveyed subject to the following covenants, conditions, easements and restrictions which are; this is an interesting point here. This was drafted in 2005. Mr. Smith says, which are for the purpose of protecting the value and desirability of and which shall run with the real property and be binding to all parties. I don't understand why this document doesn't become a part of Harford County's review. I'm sorry I have one more thing to read. I wanted to read article 3 which speaks to the use and restrictions. Section 1 of article 3: says, residential use. No lot shall be used for any purpose other than residential use except that during construction and sales period on site builder construction offices, model homes, sales offices and builders storage areas which may be maintained. Mr. Smith did not know that there was going to be a masque coming here or anything of the like. All he had, was a vision of what he wanted to this neighborhood to be. And, I thought that this was a legal document that couldn't be

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passed over. In closing, I have real concerns about the safety and negative financial affect this house of worship will have on our community. I can't imagine a commercial building on our street and the non-resident traffic to our neighborhood. I am totally against this project especially the accessing on our street. Thank you very much.

Debbie Umbarger – I reside on Quail Creek Court. My husband Kurt spoke first. I'm going to be extraordinarily brief. I just have two documents to submit. One is for our neighbors Tom and Katherine Burke who live directly adjacent to the 2215 Creswell and they could not be here today and they have a lengthy letter that I will not read right now but, it is for the record. And, also a document signed by members of our Quail Creek Court community that indicates our concerns that your hearing right now just delineated for you so you can have that for the record. May I give you these documents?

Moe Davenport – Sure, thank you Debbie.

Richard McGill – Good morning. First, I'd like to thank the committee. This is not your typical process to be involved and allow public comment this early on. It is just not something that is typically seen throughout the jurisdictions and the state. My name is Richard McGill. I currently reside at 2225 Quail Creek Court. I've been a resident there for close to 4 years. In my position, I've been involved with a number of churches over the years. I'm a licensed engineer and am currently employed as a civil engineering and land planning for a national firm here in Maryland. With that being said, I'm here as a private resident. My firm and myself are not retained and do not have anything legally to do with these proceedings. I need to make sure that is very clear and stated in the record. I had a couple of questions and I don't know whether I need to just address you. I've been working in the state but, unfortunately other than driving 95 I haven't done any other work in this county. So, I'm going to ask a bunch of questions regarding the process and some of the other elements. Can we ask questions of the applicant as well?

Moe Davenport – Now is your time to ask questions.

Richard McGill – We've seen a lot of reports and there has been a lot of social media. One of the partners for the development group was on the news claiming that they are looking to work with the community and that they have no plans on doing any expansive development there in the future. I just want to make sure that that is actually something that they are clearly proposing. I know you can't address any future issues but, I think it is important that if you are proposing a new access point on a minor street for a non-local use that you have all of the proposed uses in the future build out of the church considered. I am also a little concerned that they have an existing entrance way on 543. Mr. Zeller I don't know have they even negotiated with you or contact you to defer some of their improvements and work with the state.

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Rich Zeller – No, as I said my comments were for the proposed access. There is no proposal for a change to that access. To be honest with you I did not even think about that but, I will go out to the site and look at that entrance if it is adequate for the use...

Richard McGill – It is clearly a residential access that was used and it would need some modification and I believe there are some right-of-way dedication and widening's that would take place for 543 but, those are all more than likely deferred to a later development part of this process. As was previously stated this is clearly an opportunity to go ahead and gain access rights by sub-division. The property owners are not changing the ownership property. They simply want access to Quail Creek Court and I don't understand why a consideration of a financial issue is not part of the development process, a consideration for hardship would be allowed to go ahead and take their financial issues and put pressure on the neighborhood because they simply don't want that cost in front to go ahead and do what they want to do.

Rich Zeller – As I said, I'm not aware that that has occurred. I don't want to say that we are not proposing entrance for any particular reason...

Richard McGill – My experience with the state and all the districts and yourself included it's not a difficult process to negotiate these changes. It's not the first a church has come before the state asking to go ahead and phase in their improvements in a cost effective manner to go ahead and move forward. However, just skipping that step and saying we are going to sub-divide so that we can obtain the legal access to Quail Creek Court because that solves all of our problems is a little concerning because, they shifted their concerns and their hardships onto the neighborhood, while saying that they are willing to work with everybody and that they would like for us to welcome them with open arms. I have some questions for the applicant. This is currently proposed as a 60 seat church. I know none of the other buildings are identified for their use. Can somebody please explain what each one of the buildings is going to be used for?

Tom Minor – Specifically, the residence of the first floor appears has been renovated to hold another 40 additional places to worship.

Robert Lynch – Can you ask the question again about the space you are referring to?

Richard McGill – The applicant has posted a number of progress and photographs and one included an installation of a prayer rug which is normally what is seen in mosque configurations and has an additional 30-40 prayer stations and excuse me if that is not the right reference but, I'd like to see how that is addressed with the additional barn of 55-60?

Tom Minor – To my knowledge, the house is where the worship center will be. The barns...

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Richard McGill – The application indicates the barn is being converted as the place of worship.

Bob Lynch – I'm sorry. The barn is the worship center.

Moe Davenport – Let me clarify. The plan before the committee is to convert a barn to a 60 seat or house worship and that is what we are reviewing. The Health Department has indicated that they need additional information on the property with regards to sizing the well and septic system for the site.

Richard McGill – Alright, then we will expect to see some further clarifications? Obviously, there is some confusion as to what is actually being done.

Bob Lynch – It really isn't. It was really a misstatement. The plan is for a barn to be the worship center.

Richard McGill – The question was why the additional prayer locations are present?

Bob Lynch – I will get an answer for you. Obviously, you are correct. The Health Department wants specific information as to each structure as it relates to well and perc's. So, additional information has to be submitted.

Richard McGill – For Jenni, I'd like to ask the question again. We are always required to write, have them reviewed, have them approved, and have them recorded in the land records and I'm referring to the declaration of covenants that usually goes along with the sub-division. The original sub-division doc was done back in the 90's when the Quail Creek sub-division was created. It was revised in 2005 with the revision on lot 15 and it still maintained the same language from the previous version as far as the restrictions and use of the property. Does the county consider these documents binding? How are they part of the review process?

Jenni Daniels – The covenants and restrictions are private. They are not part of the county review. They are between, Moe would you like to handle this?

Moe Davenport – They are private restrictions. We are not a party to those restrictions. If there are restrictions on this property we'd be glad to look at that information but, again we are here to look at the development regulations and we are generally not party to private restrictions; the color of your door, the size of your home...

Richard McGill – I understand all of that. If they are required by the county review process. The county asks us to provide them, write them and get them approved.

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Moe Davenport – The county did not require Quail Creek to provide a homeowners association.

Richard McGill – There is no homeowners association.

Moe Davenport – Or any covenants or restrictions. Those were completed by the property owner, Mr. Smith.

Richard McGill – So, the declaration of covenants was never a requirement by Harford County.

Moe Davenport – It is not a technical requirement by Harford County unless there is a common drive agreement or easements that people share there is no requirement for covenants or restrictions or stormwater management. If there is a stormwater management regulation we require one solely for the purpose of maintaining the stormwater management facilities and open space. Since, this is not an open space. It is a rural plan. It is a large lot so, typically we do not require any HOA unless there are stormwater management easements that they need to care for.

Richard McGill – I also saw a reference in the postings for these proceedings today and it said waiver date 44. Can you explain what that referenced waiver is on the page that announces these?

Moe Davenport – I'm not aware of those.

Richard McGill – There is no waiver application as part of this process?

Moe Davenport – I'm not aware of a waiver.

Richard McGill – It just seemed odd and I just wanted to get some clarification on that. In the sub-division guidelines when Quail Creek was established there is a section in their 268-15 that deals with streets and it says that non-local uses are discouraged in the planning of roadways within the county. So, why now after the fact would this be consideration for a non-local user to use a minor street that is only served by local residences?

Moe Davenport – It is a county road. The property owner has frontage on two county roads and a state road. They have all rights and privileges that any other property owner can have on those roads. They would have to meet our standards for access, safety, site line profile and so forth.

Richard McGill – So, why the sub-division?

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Moe Davenport – They are creating a 12 +/- lot for the house of worship. They may have other plans, I'm assume they do for the remaining lands whether it is single family homes.

Richard McGill - Actually, it is a community center, a large masque and even a school which is listed on their website. They are trying to raise almost \$2 million dollars. There are future plans for the expansion and promotion of this property and the concern should be that this is just not a 60 seat church for non-local users to use this private road or a public road which is of a minor sub-division. There is no public parking on Quail Creek. The geography for the road is it is a closed section road with 24' width that does not include parking. We have already seen a number of events where they are not accessing the site from 543. They are accessing the site by parking along Quail Creek and walking into the property. I understand some of the standards buy, I think those reviewing it and the agency staff need to take into consideration the whole build out and especially the proposed uses for the remaining three buildings that are left behind unidentified. One of those buildings has already been closed in with substantial lighting and all kinds of work going on over there. I understand Ag to Ag does not require building permits but there has to be a threshold in there somewhere where the improvements that are being done to the building can be determined not to be Agricultural use and improvements. There are clearly improvements by this application to build a church or renovate the building to be a church. So, by that application I would imagine that that would trigger some kind of review as to why they are doing the work without building permits.

Moe Davenport – Before they can operate they need a Zoning Certificate and in order to do so they will need to meet all of the building code requirements for a place and assembly. As far as the future development, if they have those plans and they are successful then they will be back before this committee and it would rise to another level. There would be a traffic study. There would be a Community Input Meeting. This would be a different level of view.

Richard McGill – Is that before or after the horse is out of the barn?

Crowd Noise

Richard McGill – You are talking about an occupancy permit which is a very end step. Now, they will have to go back and pay fines and fees and everything else that are associated with working without permits and that is just a minor hiccup. The overall consideration is once they are granted this sub-division they will have the legal right for that lot as well as the resolute to access Quail Creek at another location if they deem necessary. I do believe that this committee and the staff need to consider that they may not have the plans before them but they are out there as far as what there expansion plans were and if the applicant was just forthcoming in what they were intending to do then I think they would be received a little bit more eloquently by the residents. A couple of other questions.

Moe Davenport – We have a lot of other people here Richard.

Richard McGill – I understand.

Crowd Noise

Richard McGill – I'm not going to take much longer. I'm just trying to walk through some things. The applicant has stated that miraculously they have 4,820 sf of new impervious. Everybody in the room knows that there is an additional ____ that is associated with that level of impervious area. They've already gone beyond that impervious area by expanding concrete pads beyond what they are showing on the plan. They have a parking facility that has drive aisles that cross through parking spaces. They have no handicap parking spaces. This area that they are claiming that is under 5,000 sf is nowhere near 5,000 sf. It's actually closer to 8,000 sf. I just want to make sure that that is clear. I know that that is part of the house keeping that they will come in and your staff will identify these issues I'm sure.

Moe Davenport – Correct.

Richard McGill – Emergency Operations. You guys spoke of the use of the state highway access for emergency vehicles only. Is there something you will require like a barricade to close off that existing exit and entrance? I understand they want to keep it open again for future development of the property. State Highway accesses are gold. The emergency service vehicles.

Bill Snyder – Are you talking about the 2nd access?

Richard McGill - The 2nd access point and the configuration for the commercial drive which apparently is going to be required to be private road.

Bill Snyder – There is no requirement that I'm aware of. We always make a recommendation to have the 2nd access point obviously if something goes wrong at the first spot there is another option. That would also help the residents at Quail Creek. If something happens at Nova Scotia and Quail Creek this would be another way to get into the bottom of that court.

Richard McGill – Some jurisdictions, and again I'm not familiar with Harford County. Some jurisdictions require circulation of emergency services vehicles. The biggest one being a fire vehicles to access a move within the site. If there are no requirements for that in Harford County that's fine.

Bill Snyder – There are no requirements for the 2nd egress to this property but, there would probably be requirements on road widths through DPW correct?

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Moe Davenport – Not on private roads.

Bill Snyder – The comments made by both fire and ems were recommendations for that.

Richard McGill – These are not final determinations either. I understand you are just commenting, these are not final comments. This is just a preliminary review and your entries on the record today are not your final comments that you would have normally. Correct? You would take into consideration the things you are hearing here today and decide whether that was your final determination.

Bill Snyder – I'm sorry, I'm having a hard time hearing you.

Richard McGill – I want to make sure that this process again, I'm not familiar with it the comments that you all made in the record in the very beginning are preliminary and not a complete final set of comments is that correct?

Bill Snyder – Everything that goes into projects like these we take serious. Is that what you are getting at?

Richard McGill – Your initial thing was there is no comment by this office. I want to know how much after the fact take into account public comment and issues that are raised during the public comment process determine your final version.

Moe Davenport – Are you going to change your comments based upon the testimony here today?

Bill Snyder – Nothing would change as the project sits in front of us right now. You made comments of what could happen if something comes up in the future we would re-evaluate. But, nothing is changing from what I've heard so far, no.

Richard McGill – As far as public safety the last question I have is what consideration, public safety issues, in my experience they are at the head of the line whenever an issue is raised for public safety.

Bill Snyder – I'm sorry my hearing is not well. I can meet with you after the meeting.

Richard McGill – I'm talking about public safety issues they typically go to the head of the line when development applications are considered. The gentlemen behind me is going to speak of his son. They have a special needs child that live directly across the street from this access point and I will let him speak as to what his concerns are. If nothing else his concerns need to be considered before granting that access to Quail Creek Court.

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Phillip Snarski – I represent the residents of 2211 Quail Creek Court. This is my wife, Dawn Snarski. She may also have something to say. We are directly across the street from the proposed change in use and lot creation on that document there. We oppose the creation of the lot 16 on Quail Creek P 60-2020. The Creswell Road property we believe should maintain the existing entrance from Maryland Route 543 as it is now. The proposed change to add Quail Creek institutional scale entrance creates a direct safety danger to the residents of 2211 Quail Creek Court as well as affecting the quality of life that the other folks have mentioned. We have a specific personal safety issue in that we have a son with special needs names Joey. Our son has down-syndrome and has documented safety issues related to elopement and lack of sufficient knowledge regarding road safety. These issues are documented in his Harford County IEP. With the addition of the creation of the industrial size entrance and entry. I assume double, triple or quadruple the number of cars on the street which we use for walking because, there are no sidewalks etc. It definitely causes a personal safety for us specifically for Joey. Other things that we talked about. We are directly across the street. Some of the concerns, depending what they do are the landscaping, a buffer, the view and how it looks. Some of those thoughts. None of that was in the planning that I saw so the question is the landscaping. I don't know which one of you guys handles that and how is that going to be addressed?

Moe Davenport – We have required a revised landscape plan to provide foundation plantings which is required by the code. We'd also like to see a larger scale plan for the landscape plan because it is very difficult to see.

Phillip Snarski – That plan is very interesting to us because we have frontage and for the quality of life that we discussed earlier. Another major concern that I have specifically because I'm directly across the street is the impact to the well, the health folks talked about the septic and the well. My gpm is pretty low as discussed earlier. I want to know how that aquafer is going to be affected by 60 plus people using that property at unknown periods of time and at different parts of the day? Also, the amount of usage, the days of the week. I have no knowledge of how it works so, I'm very interested in knowing about that and how that goes into play into accepting this entrance. Another thing that as mentioned earlier was the covenants residential use that is something that concerns me. As mentioned earlier, a lot of work has been going on over there prior to approval. I don't know how that all works in Harford County. I've been a resident here 1999. My wife is a life-long resident except for her stint she did overseas. In conclusion, I believe that the folks that currently own the property should consider using 543 as the main entrance way to go through that planning just for the safety reasons for my son. I'm pretty worried about that and I ask you guys to do what you should do. I'm providing a write up letter my wife and I have signed it. That's all I have to say.

Dawn Snarski - I live at 2211 Quail Creek Court. I'm Joey's Mom and I'm a little nervous but I just want to make a little statement. I just want to put it on the record that I concur with

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everything my husband said and the others that have come up here and expressed their concerns. In addition I want DAC and the community to seriously consider the impact of the proposed entrance and exit on Quail Creek. I really do feel like you need to consider that for the citizens of the neighborhood and particularly for people that unintentionally could be injured and the vulnerable population like my son Joseph, the elderly and the younger children on my street. I think that this is a simple fix and you guys want to work with us and I think that is great. Proposing to not have the entrance on Quail Creek is probably the best way to go. You already have the existing entrance on 543 which I'm not sure why you would even want the entrance on our little small street. It's a better fit. It is already there. It would not impact your neighbors. If you want to be kind to your neighbors you would think about it and consider that. A healthy community protects and improves the quality of life for their citizens and promotes healthy behavior and minimizes hazards for its residents and preserves the natural environment. A creation of the exit and entry into Quail Creek will most likely introduce and unnecessary serious danger to my child, Joseph. Which can be easily rectified by utilizing the existing entry on Creswell Road. So, I am asking that this proposal be revised and accommodate all of the concerns that have been brought forward today. Thank you.

Linda Stine Flint – I'm not here representing any organization or board that I am a member of. This is me as a citizen. I do live in that area and do travel 543. We do have a lot of concerns about the traffic and everything on 543 and 136. First, before I say anything else I want it to be clear that we understand. I don't like the social media posts that of which some of us have seen. People are people and must be respected. We are all citizens of Harford County, the State of Maryland and the United States. First and foremost religious freedom is what we all want. My concern is on that property the farmer originally intended it to be residential. It was not intended to have any other use of that land. There is already so much traffic that is coming from 543 and that 136 area every day. It is very congested. In reviewing the site from what I can see yes, it says a house of worship, 60 seats and about 20 parking spots. When you go to the plans for the Harford Islamic Center it shows that there is a greater plan involved. Which is a community center, a school and there is so much more on there. I'm just concerned about the lack of transparency. There is another church that is coming up on 136. Their plans are fully revealed. All that we are asking really is that we want complete transparency of what you are intending to use that property for because, there is concern you are cutting through a neighborhood to access your house of worship and, there is a lot of concern to that with the traffic and the environmental concerns of the houses that are already having issues with water, removal of trees and things like that. That is one of the things that we want is full transparency. Show your full plan of what you intend. Maybe right now it is a house of worship but, if you have a school and other community use just put that out there so everything is properly addressed so, that the community that lives there are aware of what your plans are and are aware of what is happening. Just think of the people that bought the property right there knowing that it was supposed to be residential housing and they bought that and have lived there for 20 years

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and, imagine in your own neighborhood that suddenly everything has changed. It's not any longer a residential area. It does not matter what church it is or anything. No one is going to want a store there. No one wants a church there but, if you are going to do that be fully transparent with all of your plans. I don't support any waivers to accommodate the expansion but, we do have a valid concern about the access with Nova Scotia Road, 543 and 136 there is a lot of traffic on there and to have something with a lot of services that is impacting the people that live around there and those of us who are driving up and down there every day going to work and going to other community events in Harford County. Thank you.

Helen Mann – Good morning, my name is Helen Mann. I live on 921 Hunter Chase Court in Bel Air. I'm here today representing Together We Will in Harford County and Upper Chesapeake. We are a non-partisan group for social and racial justice through education and action. We were dismayed to see so many hate filled and threatening posts that have been made in reference to the proposed mosque that were designed to stoke fear of Muslims and to install fear into our Muslim neighbors. We urge each of you to consider carefully how you address this application both by examining you own biases that you may have and how you present yourself in working through this process. You are each setting an example to your co-workers, your subordinates, your neighbors and your family and how you speak and act in reference to the application and to our Muslim neighbors. You have the opportunity to help dispel misinformation and fear by your example. Our understanding after speaking with Planning & Zoning is that houses of worship exists almost everywhere in the county. There has been a track record with Planning & Zoning with Christian houses of worship to help them be successful in this county. We hope that the same effort is made here. We are here as residents of Harford County to tell you and your Muslim neighbors that you are welcome.

Ruth Oswald – I live at 364 Catherine Street so I was actually able to walk here. I'm only two blocks away and I love living in this area. I'm actually new to Bel Air and one of the things that I noticed when I arrived and just made me love Bel Air and Harford County as I was welcomed with open arms. It was a wonderful introduction to this community. It made me feel right at home. We have become a nation divided so we often wonder who our new neighbors will be and what they will be like. It is just a part of human nature. Like I said I was blessed when I came here to find out how well Harford County is and was. I would like to extend that same welcome to my Muslim neighbors. They can contribute to our neighbors and community is so many ways helping Bel Air and Harford County to grow in diversity and strength and making Bel Air a vibrant community. In fact, I'd like to see more diversity in downtown Bel Air. I hope there are development plans going forward to see that diversity that is in our community. It would make Bel Air better. Now, personally I said I live here. I live two block away in a residential community and as a homeowner I think all of us as homeowners the first question we ask as new development is what is coming in and how is it going to affect how we live. I get that. I've lived in places where development comes in and it is not regulated. It sounds like you guys are doing a great thorough job in regulating

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new things that are coming in. In my residential area, I live within two or three blocks in a radius of 3 or 4 churches. I have no doubt that based on what I am hearing here that when you zone for those churches they went through the same stringent regulations that you guys are putting the mosque through. It sounds like the mosque can be built and it will fit in with all zoning regulations. Regarding the parents of the special needs child. I worked with special needs children for two years when I was a teacher and I understand your concerns. I'd like to point out that within this Muslim community there are many mothers and fathers who have concerns for their children too and will be listening very carefully I'm quite sure and have no doubt. We all care about our children and want to what is best for them. I'm sure those concerns are being heard. I would just like to encourage the planning committee. Thank you for letting us all speak. Obviously, this is kind of an emotional issue too. The mosque's that I have seen are just beautiful as the churches that I have seen. I live in the radius of 2-3 churches and I have to speak to the issue of property values. My property values have gone up since I've been here. The churches are beautiful, they are well maintained, they are taken care of and the mosque's that I've been privileged to see have all been beautiful too and I have no doubt that in the long run they enhance their communities. So, welcome and good luck.

Mike Desha – I represent myself and my wife Anna Wong. We live at 2220 Quail Creek Court. I do thank you for this opportunity to speak. It is our understanding that the current plan proposes an entrance off of Quail Creek Court. Although, it is convenient for them we are concerned that this it will cause traffic congestion at the entrance to our cul-de-sac. We are very concerned that the increase of traffic on the court will cause a safety issue for our children in particular the safety of Mr. & Mrs. Snarski's son Joey who has a known tendency to wander into the street. Most of the current residents have experienced this and we look at for Joey. We are very cautious when we come through. With every member of the house of worship the chance that they may not be informed would put Joey at risk since future plans are proposed for a community center and the construction of the new house of worship. The consequence will be an increase in traffic. For these reason we propose that the Harford Islamic Center develop the current entrance off of MD Route 543 instead. Access directly from MD 543 would alleviate current future traffic issues. According to the plan that we have seen there will be a 20 space parking lot for the 60 seat house of worship. We are concerned that the number of worshipers will outgrow the parking available. The overflow will likely end up on our street which has mentioned previously is adjacent to the farm. Even the normal flow of traffic may actually impede the flow of emergency equipment through there. This is not a typically wide street. Whenever someone has a party and cars park on the street there is sometimes a bit of an issue wandering around some of these vehicles. We would like to propose that the street be designated for residential parking only. The houses in our neighborhood are linked by wells that we share. Repurposing of the property will increase the stress on the current well and septic system. If a new well or septic field is planned or required we ask that the Harford Planning Committee be mindful of the stress on the aquafer. Lastly, the back of our property borders on the lot. We would like

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to call attention to the area currently designated as wetland. During the construction of our home the builder cut out half of an underground stream which later caused a sink hole on our property. The point is the eco-system in this area is fragile. We ask that you take the time to review the information available at the Harford County water board and other available surveys as part of the planning process for future construction. We ask that you help us preserve the turtles, dragon-flies and our habitat. We invite members to enjoy the fire-fly display in the summer and listen to the serenade of the frogs and toads. We hope that we can work with them to make them a part of our established community. We hope that they will hear our concerns and include us in their current and future planning and activities. Thank you very much.

JoWanda Strickland Lucas – I live at 1421 Old Stepney Road in Aberdeen, Maryland. I travel up and down 543 frequently since I was a child. I've been here all of my life. I've had similar recent experience in development in my neighborhood as the residences here are experiencing. What I have found is that Harford County is changing. The county has taken no hesitance in making sure that whatever development was necessary for the progress of Harford County was done. In listening to the statements of the residents it is clear that their resumes are very impressive and it is clear that the fact that they would want to keep the status of the quality of their community in tact is also true. However, the statements made #1 that they don't want institutions adjacent to the neighborhood. #2 the economic impact will cause a decline in property value. #3 questions about access to 543 and the original intended use of the property is being changed and the septic of the people. Those are things that raise questions with me because in considering statements especially 1 and 2 about the institutions there are already two churches, a church school and a special needs school and a business within a one mile radius of the proposed site. Very, very close. Some almost directly across the street. Mountain Christian School was there for years. As far as the septic when the Highland School was built what was done to accommodate the septic system for that school there was the same opposition as with this development. We have again, Highland School, Arrow, Oak Grove Classical Christian School and Harford Community Church. There is also a veterinarian clinic all within close proximity. It is my experience that the same intensity has not necessarily been exercised in every development proposal. I hope that we will see Harford County step up to the plate in welcoming our Muslim neighbors. And, to address the safety of our Muslim neighbors with the intensely toxic threats of burning and personal injury that have been expressed around this project.

Faras Aamir – Good morning everyone. Thank you for bringing up all of your concerns that you have. My name is Faras Aamir. I'm 24 years old. I'm recent graduate and work in journalism and media. I can't speak on what the board members are planning and all of that but, I can tell you a little about myself and my family growing up here as a member of this Muslim community throughout my life. I appreciate that our eyes have been opened to some of these concerns. I didn't even know about a lot of that stuff so it will be nice that they can finally take that into consideration and we can work on the actual legal things. As

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far as the planning and vision behind all of it if anyone has been to the Islamic Society of Baltimore I strongly encourage you to check out those places. They are beautiful mosques and you would like the community center is not just for Muslims. It is open to everybody around the community and it benefits the community the same way that so many churches have impacted me and my family growing up as we volunteered our time at those. Again, I want to speak a little bit about the sort of personal attacks and some of the hatred we faced online because we do have a huge concern for our safety and it is frankly why more of the adults are not up here talking because they are filled with fear as well. Frankly, everybody was heartbroken when we saw what was happening online. Everyone is like they don't like us but we have been part of this community but, I'm their doctor, I work in this place and I'm a business owner who work with this entire community and we launch so much at churches and synagogues it's a lot of confusion. I just want to talk briefly because I believe there is a lot of misinformation going around and it is the exact reason we need a place like this so you guys can come, learn about us and get educated about what it is that we do instead of kind of speculating. My siblings and I have grown up in Bel Air our entire lives. We went to Homestead-Wakefield, Bel Air Elementary, Southampton Middle School, C. Milton Wright, HCC and then onto Johns Hopkins University, University of Maryland College Park and Towson University. We've been presidents of schools, leaders of different organizations and team captains of sports teams. My brother and I personally won a youth excellence from the Governor when we in middle and high schools. My sister and I were entitled Ambassadors for Peace by the Universal Peace Federation which is a branch of the United Nations. We have volunteered countless amounts of time with our surrounding counties with charity fundraisers, helping the less fortunate and supporting those who have faced crisis no matter if it was at churches, synagogues or any other place religious or not. We have donated blood, clothes, food, resources and worked with rescue committees, aided children in need of rehabilitation and so on. I don't say any of this to brag about our accomplishments. I say this because all of the families I know in this Muslim community of Harford County are this way. We don't come from money but our parents work tirelessly as immigrants to make a better life for us. Many of them went on to be doctors, lawyers, engineers, teachers, creative directors and business owners in this very county. Our religion has been the guiding force in helping our neighbors and spreading peace and love to all. We have given so much to our community and have received this retaliation in return. All we have wanted since I was a little kid was one permanent place of worship. Just as a side note before coming here I looked up how many churches there are just in Harford County and it was over 150. This is one place we are talking about here. We used to bounce around from garages, office buildings and each other's houses just to pray in congregation ever since I was a little kid. Many of us still go to the beautiful mosque in Baltimore and DC but unfortunately they are an hour or two away. We have been so excited about inviting our non-Muslim friends, families and neighbors to join us in the community center where we can have a beautiful discussion to educate one another. We can have kids play sports and do recreational activities and again, this is what my vision was so I'm not going to speak on what the actual plan is. All we ask is that we receive the same love and support that we have always shown

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to this county and this country. Judge us by our actions as individuals not by what you have heard or seen elsewhere. We are Americans and this is our home too, with peace, blessings and love. Thank you so much.

Susan Walter – Nova Scotia Road. Literally is a house of worship permissible in a rural residential property?

Moe Davenport – Houses of worship are permitted in all zoning districts except general industrial.

Susan Walter – Is the entire 51 acres zoned for rural residential?

Moe Davenport – Correct.

Susan Walter – Including the property and piece on Nova Scotia Road?

Moe Davenport – That is correct.

Susan Walter – Is the property sub-dividable for housing units?

Moe Davenport – It is.

Susan Walter – Is there any intent to bring in public water and sewage?

Moe Davenport – Not at this time.

Susan Walter – At this time but, it could be?

Moe Davenport – It is not in the Master Water & Sewer plan which looks out about 20 years.

Susan Walter – For the proposed house of worship would there be any external horns or devices to call for worship that would be heard outside of the building?

Crowd – No.

Moe Davenport – They are indicating no.

Susan Walter – Ok, thank you.

Catherine McSherry – I live at 1554 Bentley Circle in Bel Air which is off of 543. I have lived there for 35 years and believe me every development changes over time. I used to be able to get out on 543 in about a minute or two. I now wait for 10 minutes to get out onto 543.

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So, everything changes. There are 152 churches as someone already mentioned in Harford County. About all of them are Christian but, every one of them has love, kindness and compassion as their cornerstone. I believe and I know the church goers of this county do not leave those of our views at church but, practice them in their community and daily lives. I am sure the great majority of Harford County would welcome another church, a mosque where they worship the same God as Christians and practice the same virtues. There is a lot of misunderstanding unfortunately and a lot of misinformation out there. We are defined by our acts and let Harford County be defined with tolerance and open heartedness when considering this issue.

Robert Battista – I am currently a resident of Havre de Grace, Maryland. I've actually been involved with issues pertaining to human rights, tolerance not just here domestically but also abroad. For the past couple of years I have done humanitarian work in the country of Pakistan and I have had the privilege of working alongside both Christian and Muslim communities. Just last August we successfully opened up an elementary school where we service and provide education for 100 children of a variety of backgrounds. I was pleased people of diverse communities both in the county and abroad contributed to the building of that school. Unfortunately, I have also seen what intolerance is capable of doing in that country. After my first trip, when I was on the plane flying home a Methodist church was unfortunately bombed by the Taliban. On my second trip, I used several mosques that were also attacked by the Taliban as well. When I asked if I could meet with some of the members my friends over there said no they are being watched by very sinister people and to try and go in could be very dangerous. I do not want that to happen here in this country where division unfortunately has already been growing exponentially. In Pakistan people of different faiths are even afraid to have conversations with one another because they have learned that one wrong word can have you sent to prison or even get your life taken away and that should not happen anywhere especially here. I think what we need to do amongst the community is to open up dialogue between our communities, meet with one another, to learn from each other, to listen what our personal beliefs are, what our faith teaches and what it does not teach. At the same time, I ask that we also have to keep an eye out unfortunately because there are organizations at work within our country on all sides of the political spectrum. They seek to infiltrate these good will gestures and sow the seeds of intolerance which we cannot have. What I ask is that we do bring the resident concerns to mind. This is the residence. This is their home and they have been living there for decades. They obviously have understandable concerns about the construction of this community center. I hope the committee addresses those concerns and makes sure that they are all addressed and at the same time we as a community need to reach out to our Muslim neighbors and assure them that we are all Americans. We are all human beings and that we are all children of God. There is one universal truth that I have learned is that we are all people and people of all kinds can suffer from prejudice, misunderstanding and bigotry regardless of what faith you profess to follow or not follow. I ask humbly that we take this not as a position of division but by as an opportunity for our communities to come together

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and open up dialogue, community relations and community service and that we have the opportunity to learn from one another. Though I am a Christian, I have studied the Quran and I have studied the teachings and truth be told I actually learned a lot about my own faith by studying the Islamic faith as well. I actually can say that I have become a better person because of that. Had I not done this, I may have never gone to Pakistan and, help build a school over there. Take advantage of this opportunity that presents and we should come together and work together to become a better community all around.

Norman Hardy – Hello, my name is Norman Hardy and I'm a resident at 2429 Creswell Road in Bel Air. I've been a resident there for almost 5 years and a resident in Harford County for almost my entire life. Everything here that has been said has been great. I know there is a lot of emotion involved. I am here to say that I do welcome a house of worship however, my issues are traffic related and simply that. The reason I can speak to this is because I was involved in an accident on 543 on September 30th in which my wife and I were almost killed. We were travelling into a driveway directly off of 543 and were rear ended and the car was totaled. My wife and I were in the hospital and having been in rehabilitation for the last several months I'm still experiencing residual symptoms from the accident. As you are all aware 543 is dimly lit and has un-supporting infrastructure as referred to in the James Run development TIA report. So, I ask you what is rural residential designation and I would first guess under the category how many houses of worship are permitted per lot?

Moe Davenport – One.

Norman Hardy – One, ok. Rural residential district as defined by the code is; this district is intended to acknowledge and protect existing concentrations of residential development. Provide limited opportunities for low density residential uses where not a conflict with agricultural activities, protect the open character of the land and restrict piece meal development in areas where public services are not readily anticipated. So, I would argue here according to Harford Islamic website the master plan is out there. I know we are not talking about that today and we can't and I understand as I'm a developer we can't discuss that. But it's out there. Everyone knows what's out there and it's been brought up that transparency is the issue here. They are not being fully transparent as to what the master plan is here. I would argue that they are trying to piece meal this. They are trying to get the sub-division now and they are trying to get the road off of Quail Creek so then they can re-apply for their 2nd house of worship on the remaining acreage. I understand that we would have to go through the whole process again but, I would argue as many here, we welcome the house of worship but subject them to the existing entrance on 543. Why does there need to be a sub-division? They be subject to the SHA regulations and maybe a deceleration lane. Something to improve the infrastructure on that road. Who is going to be responsible to oversee that that entrance on 543 is in use after they get the approvals? Who is going to uphold that? You guys are talking about you are going to block it off but, who is going to maintain and make sure that that is upheld? The way I see it you are going to have a

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thoroughfare from 543 and Quail Creek straight through. You are going to basically move traffic. You are going to have traffic issues. You are trying to mitigate them from 543 but you are simply moving them up to the corner of 543 and Nova Scotia Road that is where this traffic is going to be pushed to. Not to mention that you are going to have additional traffic for people using that access from 543 I'm sure it is not going to be blocked off by any means. I'd just like to say I welcome the house of worship whether it is Muslim, Jewish or Christian, that is your right, it is per code but, I would like to ask the county to please take into consideration the master plan here because this is clearly trying to be piece mealed. Thank you.

Ronald Dochter – I'm not used to public speaking so please bear with me. I live near the intersection of 543 and Wheel Road.

Moe Davenport – Your name for our record.

Ronald Dochter – Ronald Dochter. I had a county business up here for 52 years. What concerns me is for my grandchildren. 60 seat house of worship I have no problem with that. What concerns me is you are having a training camp, I believe you are trying to do here. Teaching. So that is going to be a school of what maybe 500 people that you will be instructing. That is what my concern is. I'm an ex New Yorker. I went to Hopkins and graduated a lawyer/accountant. I've been to Istanbul, Turkey and I've been to the mosques there and the thing that got me in the mosque. It was really nice. They prayed 5 times a day. The people are just like us. They go to church mosque and come back. They are hard workers but, there is a section in that religion that is Sharia Law and that really concerns me because that seems like a revolutionary type of teaching. I'm not sure what they are teaching at the mosque.

Faras Aamir – Come to the mosque.

Ronald Dochter – I have no problem with that. I'm not a stupid man because that is why I said at the beginning about my credentials. I am ignorant. I haven't been on the media. I haven't watched what's going on in the media but, I'm concerned about that. In fact, the place I boarded up here in Bel Air it said no blacks or Jews can buy this place but, that was in the deed a long time ago. That has changed. I don't know if you go under section 501 C3 of the IRS code. I'd like to see the grant of that code. I want to see if it has anything to do with Sharia Law in that code. Sharia Law, that's a radical part of the Muslim... I'm ignorant and I need to be educated about that. That's my concern, it's not so much the location although it is the location because of the amount of traffic that it does have. If they open it up to 500 or so...

Crowd Noise

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Citizen - Excuse me sir, if you would like to meet with us.

Ronald Dochter – Well, the lady up here before. She is a Hindu or whatever.

Moe Davenport – Ronald.

Ronald Dochter - My next door neighbor is Indian/Hindu and great but, there is a lot of stuff going on over there that's really bad and I don't want that coming to Harford County.

Citizen – Come to learn we will have good information for you.

Hasan Sheih – I'm a resident of Harford County. I piggyback exactly and it's perfect timing by God's degree that I come right after him. I'm actually an instructor, an Islamic instructor and have been for the last 10 years over at the Islamic Society of Baltimore in Baltimore County. I'm also a _____ Islam, where we get phone calls coming in from non-Muslims all throughout the United States at our number at 1.877.why-islam to educate and to explain what Islam is all about. My job is; I teach three classes, one of the classes I teach is for new Muslims and we have a lot of non-Muslims come into the communal class and we talk about the ins and outs and the similarities, differences and, what it is all about. So, I urge everyone and the DAC committee and everyone else in this room to please educate yourselves properly about the teachings of Islam. Contrary to the belief that people think there is no campgrounds. There is nothing like that. The word shetty is a simple way of life. Shetty tells us to abide by the laws of the land that we live in. I'm a product of the United States and I can tell you this much. That flag behind you I hold in high grounds and say I am a US citizen and I'm an American Muslim practicing freedom of religion. The First Amendment that we have to freely practice and not hurt anyone. And I'll end by saying one more thing quickly. There are many passages in the Quran here, many, many passages and they talk about that humanity is the #1 essence that we have no right to hurt anyone, we have no right to take anyone's life, nothing like that what so ever. So, please I urge everyone to come see me. I have a lot of business cards here and talk about it and please visit us and see what it is all about. Thank you everyone.

David Schoener – I'm a 21 year resident of Harford County. I just have some questions. I'm not familiar with the Muslim faith. I've heard things. We all have heard things both good and bad. What to believe seems to be the issue these days particular in social media. I do have a few questions about the hearing itself. Am I to understand that this is a change of use proposal hearing basically, where it is registered now is a rural residential zone and will that change or does this mosque fall under that?

Moe Davenport – The zoning will not change. It will remain rural residential. A house of worship is a permitted use under the zoning code, within the rural residential zoning district. So, they are asking to change a barn into a house of worship at this point in time.

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David Schoener – It was referenced by I believe the attorney for the organization mentioned that there were 20 some families that are part of this?

Robert Lynch – That is correct.

David Schoener – So, my question there then blends to some of the concerns today that if it is starting out and there are already 20 families designated for this 60 seat house of worship and there have been offers for residents to come and see what this is all about then if that was to take place there would be many more people coming to this place of worship and, what are they doing to prepare for the possible influx of new members or new worshipers if they in fact are reaching out to the community and that would lend to the concerns that future development would be expanding that property. So, is there anyone from the Harford Islamic Center who could speak to some of these issues here today?

Citizen - I think that this forum is not to answer questions we are happy to meet with everyone. We've said it time and time again. Transparency is there but this is not the forum. This is a technical meeting. I don't think a question and answer session is appropriate here but, we are happy to meet with anyone and everyone. We are looking forward to it.

Moe Davenport – So, David they are correct. They are giving the community a chance to meet with them and ask specific questions with regards to their facility there and their operation.

David Schoener – Where would those meetings take place and have they been publicized? Have you offered an education to the community for what it is that you are doing?

Moe Davenport – After today's meeting you can meet with them.

Citizen – We can give you a place and location.

David Schoener – One other concern is they are registered as a 501 C3 non-profit. Yet, there has been reference about private roads and things. I'm sorry, I'm trying to not waste anyone's time and I'm trying to word it so it make sense. Being a non-profit then, what does that designation have I'm not real sure?

Moe Davenport – It is just a tax exempt designation by the federal government.

David Schoener – Then they would not be required to pay any taxes on any profit?

Moe Davenport – That is my understanding.

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David Schoener – I think that was the only other thing that I had. Yes, I would like to find out more about the future development which is a big concern and with some of the thing that I heard here today there is no doubt that there has to be plans for future development based on them welcoming the community into this and just 62 seats is just to accommodate what they currently have now in their worship center. I apologize if I'm not using the correct terminology. Those are some of my concerns.

Gina Kazimir – I'm a resident of Bel Air, Maryland. I would like to thank the DAC for their patience in hearing so many people today and I would like to thank everyone for coming. We've heard a lot today about some very legitimate concerns about aquafers, about access and about the safety about some of the more vulnerable populations surrounding this proposed center and those are very deep concerns that I certainly hope will be addressed. But, we also heard something that was just barely touched on and it was very ugly online and, that is fear, that is anger and that is basically the bigotry that is making everybody in this room present. I don't think that we would have a packed council like this if it was a white Christian church that was being proposed. It has been mentioned that around this community there are already schools and businesses. I also live in an area where there are three or four houses of worship. I'm across from a facility that hosts very large AA meetings. They get 60-70 people at a time. Yes, it is a little bit of a pain when the parking is taken up and people hang out in the middle of the street but, we accommodate that because those neighbors of ours are doing something important in making their lives better. I want to commend all of my Muslim neighbors and friends for your incredible patience and grace. It has been hard to not scream at what I have heard. Our country was founded on the principal of religious freedom. Freedom of and freedom from religion. We weren't founded as a Christian country. We weren't founded as a Jewish country, Islamic country or Hindu country. We were founded as a country where people could practice their religion and that is really to a certain extent what this is about. I've had the incredible privilege of being a guest of the Harford County Islamic Society and Iftar. It was beautiful and wonderful. I would encourage everyone be meet with and speak with all of our Muslim and Islamic neighbors. I knew a little bit about faith and I learned so much more. My husband and I and some other people were welcomed in way that was beautiful and wonderful and I would hope that people would understand that that is the kind of welcome that will be available. We have an incredible opportunity to grow as a community, to learn about a religion that is not part of our mainstream. If you are a white person and let's face it most of us here are white people. We have an opportunity to experience something incredibly gracious and incredibly beautiful. The DAC has an obligation which you are fulfilling very thoughtfully and I appreciate that to follow the letter of the law. That law does not include intentions of private covenants. That law does not necessarily include concerns about people cutting through neighbors. Those are legitimate concerns, they ought to be heard. The ought to be considered but, the bottom line is that we have the chance to welcome a community which would grace us with an improved relationship with each other, with an expanded understanding or what it means to be a citizen of America and a citizen of the world. I

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welcome the proposed education center. I'd also like to address the idea of oh we are not being transparent or they are not being transparent or someone is not being transparent. The bigotry and hatred that has been addressed in this community why on earth were their plans and I don't know that there are and they are probably nearly dreams at this point would any plans be revealed. Dreams don't become plans. There is a great deal of money, time and effort that needs to become them. I'm sure every church out there has a dream of hosting its own daycare, its own vacation bible schools, and its own opportunities for people to come in and experience God in their own way. I'm sure our Muslim friends have those dreams too. But, those dreams are just that. They are not plans. They are not going to affect your immediate property values. They are not going to affect your immediate traffic plans. They are dreams. Why not be part of those dreams instead of fear them. Thank you.

Shaminder Grewal – I'm a resident of 2224 Quail Creek Court. I would like to address that I have three major concerns with this development. I do not support racism. I do not support any of the social media concerns that are going around or floating around. I have honestly never seen them. I do not hold any value for them. What I would like to bring to your attention would be 3 concerns. One would be for Joey which is the son of our neighbor that is or course going through some things. The other two things would be that we would like to not have... we don't have any problem with a church or any type of development not being in our neighborhood as long as it does not affect the traffic and congestion that is already hard to deal with on 543. The other concern would be I have elderly parents that like to walk on that road, Quail Creek, to get their daily exercise in because they cannot walk far or go to a park or do any type of manual labor or exercise at a location so they use that road as a way of exercising. We welcome everyone with open arms and we would like that everything that happens would happen peacefully and very nicely.

Jennifer Zurikoff – I do not live in Harford County. I live in Reisterstown in Baltimore County. So, why did I come here today? Why did I take the time? Several reasons. One I am Jewish and I grew up in this country not far from Reisterstown in this state, in this environment and, I grew up with a lot of denial. I felt very safe as a Jewish person in a Jewish neighborhood growing up in an upper-middle class area. I identified as a Jewish person and as a white person. And, my eyes have been opened. I think all of our eyes have been opened to the reality of the Islamic phobia, of the anti-Semitism, of the racism that has always been here, that is always just below the surface. My 15 year old daughter, she knows it because, she has grown up with parents who talk about it. She has grown up seeing it. When I saw this situation, I did not know the whole story and I'm so glad I came instead of making assumptions. I'm so glad that I heard about the family that has the special needs child. I'm so glad that I heard about the community who has had this way of life. It's scary for them for this to change. I'm so glad that I can look into the eyes of this community and say as a Jewish person, as a Marylander that I support you being here. I want to learn from you. I want to know you and I want to know you because, I do not live here. You all do. I just want to invite everyone here to take a breath and to take a moment to see the gift of being an

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American where we have forums like this where we can come and stand here and speak our mind and share those of us who know, those of us who don't know, those of us who will be impacted every day, those of us like me who can speak easily because this is not my life everyday here. I'm not going to deal with the consequences of the decisions. But, I speak because I can and I feel that if I can I must and I want to say again even though I just said it loud and clear. I am a Jew, and I am an American, and I am a sister of these Muslims people and of all the people here in this room. I direct a very small organization based in Baltimore City called the Golden Door, storytelling for social justice. I am a professional storyteller so, I have the ability to speak and to encourage others to speak. But, there is a reality here that this is not completely equal forum even though it seems to be and I believe everyone here wants it to be. The reason it is not equal is because there are people because of the history of how they have been treated people who feel less safe than other people to speak their mind. If I can do that on behalf, act as an additional voice, amplifying the voices of those who don't feel quite ready to have their voices out there and their faces out there. I will do it. Thank you all for being here.

Khalid Aslam – I'm a resident of Harford County for over 20 years. I want to tell you one thing we are family. We are a whole family. We are your doctors. We are your pharmacists. We are your businessmen. We all have businesses here. I own a dental laboratory for over 20 years. You might be wearing one of my teeth in your mouth right now. Who knows? Please we are your brothers. We are your sisters. From the bottom of my heart I invite you HIC. Come meet us at our mosque at HIC, 1:30 every Friday we have a lecture and you are all most welcome to be there and, we will teach you. There is so much stuff going around on media. It just amazed me for the last few days with what I was seeing, what people were saying about us. It really brought tears to my eyes. I have three kids. They went through Homestead-Wakefield. They went through Patterson and now they are in the University of Maryland. They are becoming doctors. We are well established people. Don't look at the media and what they are saying Muslims. We are not them. We are you. We love you guys. We are here to take care of you. Most of our doctors are sitting right here. They run Upper Chesapeake. Do you think we are bad people? We are your doctors. You guys come to us. We treat you guys. Please just love us and we love you. Just like my kids were looking at the media and saying Dad what is going on here. Why are they saying these things about us? That they are going to burn our mosque down. Some people were saying that they are getting their weapons together. What is this going on? Please come and join us we have ____ going on soon. Every night we have a big feast there. Please come and learn about us. Just don't go to the media and say all Muslims are terrorists. We are not terrorists. We are here. We are Americans. We love this flag as much as you guys do. Please come visit our mosque and we will teach you. That is what we are here for. You might even convert into Islam. Who knows? Thank you so much for hearing me out.

Jane Etsor – My family has lived in Harford County for over 40 years. Kudos to the gentleman who volunteered in Pakistan as well as numerous people from the social justice

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organizations including Gina, from PR who is a president there. Gina and I were chit chatting earlier that the real reason this is so well attended is because of the open hostility of some residents to the building of the Islamic mosque. Whether or not it is actually a 60 seater anybody knows that knows how you pray in a mosque, you don't sit down. You kneel. The big thing that I'm very afraid of having lived in Muslim countries myself. I lived in Somalia during the civil war and the famine. I've been targeted as a Christian because I was Christian. My house had 25kg's of plastic explosive put on it. I know what fear is of being of another faith. My concern is that until we are able to address the fears safely I think it is premature to break any ground. The people that are really afraid aren't even at this meeting. We need to ensure the safety of the builders, of the people who go to the mosque, of the people who live in the area and, #1 is addressing the issues of possible violence. Certainly, none of us want to give up our freedom or religion under that right, under the amendment. However, if we do not address the possibility of violence before the ground breaks and we do it at an adequate venue, in the evening, not during the daytime when a lot of people work can't even get here. You guys have to do to ensure the safety of all residents of Harford County and all people involved in that mosque. I think failure to do so is a failure of this council.

Christine Heisey – Hi, I'm Christine Heisey I'm from 1805 Brick House Lane in Fallston. I'm going to keep this brief. I'm really glad I didn't read all of the stuff on social media. I just made it a point not to. I'm just really sorry for what you all saw. I do have a couple of concerns. I know this has been a long time dream and that you have hit road blocks in other areas. I was not aware that covenants don't stick with the land, as a realtor we have to tell people whenever they buy a home that they need to check the covenants whether there is an active association or not. That is something that I need to look further into for my own education.

Moe Davenport – The covenants are private. The county has no authority to enforce those covenants. That does not mean they don't exist. They may exist. It is just not something that we can consider.

Christine Heisey – From my standpoint, I understand that they are enforceable. I just need to get more clarification on my end so that I know what I'm supposed to tell people when they are our house shopping or doing whatever they are doing. I think there is a big consensus that the entrance into the facility should not be coming through the homes where people bought thinking they were 2 acre lots and that they it was going to be a quiet sleepy road. There is an entrance that can be transformed off of 543. It might take a little bit more but I think that's a lot more user friendly to everybody who is involved. If you look at the neighborhoods that you live in you probably wouldn't want a whole lot of traffic coming up and down your streets either. With this all said, I think you have to look at your plan as a whole. I'm speaking to you who want to build this. Don't rush this through just looking at this half. Make sure that what you can do can be done on the rest of that property. Make sure you can get the percs. Make sure you can get the wells. Make sure you can get the

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kind of buildings that you want. Don't put all of your money out before you know what can be physically done on that land. Thank you.

Sean Moran – I've been a resident of Harford County for 50 years. I live 2 miles from the proposed site. I apologize for all that you guys have gone through with social media threats and all of that. A lot of them are probably empty as you can probably imagine. I spend a lot of time coming up 543 off of 95. There is tons of traffic. 543 has not been developed to keep up with the traffic that comes on 543. It is something that needs to be addressed. I also have a farm on 136. I'm aware of what you guys might be proposing with the piggybacking of different development through the property and I echo what that last woman said. Put everything out there. Have a meeting when it is convenient for the community. Teach us about what you are doing and what your religion is because we are all still thinking 911. It is not fair to you all but, educate us. The impact to Quail Creek Court is a huge issue. They bought thinking they are in a residence. To make a thoroughfare going through their neighborhood is not really fair. If the true intention is to build a nice center for educating the community and your people. Just be forthright with it. Do the improvements to 543. The church down on Stones Road on 136 they are having budget problems they can't finish their project because they had a decent amount of state highway stuff to take care of on 543. To be fair, that is a Christian community. The same thing needs to happen. It's not all of your issue for 543. 543 has been a disaster for years. There is no shoulder on it and it's has tons of traffic. So, just be forthright and sorry about the threats that you all have received. It is ridiculous behavior but, we all need to work together.

Jean Beyer – 1363 Merry Hill Court. I've been a Harford County resident for 30 plus years. People are talking about their dreams and what they want. My dreams had to change over these 30 years. When I moved out here 543 was just a small two lane road. We went down to the 4 way Stop sign at 22 and 543 and there was nothing there but that beautiful old historic building that they tore down and put a Walgreens there and then the dental center and the Burger King and the Royal Farms store and, I can't even drive down 543 anymore. I won't even go out on the road on 543 anymore when people are coming to and from work. It is just busy all of the time. My son had a major, major car accident trying to pull out onto 543. When does Harford County stop and think what about the people who have live here for 30 years and moved here because we liked to come down 543 and see all of the rural area. I didn't buy in an urban area. I came out here to be in an urban area. Now it is just traffic up and down. It is just horrendous. Whether it is a mosque. Whether it is a Christian church. Whether it is a school. I don't care what it is we don't need any more development up and down that road. It isn't even a road anymore. It is a corridor. There wasn't even any traffic light when I moved our here and now we have just traffic lights everywhere. The whole venue has changed up and down that 543 area and I just would like Harford County to stop and think instead of looking at everything so piece meal. Every department has their little piece meal that they look at. And, people forget the people that have lived there and have more out there because that was their dream. Now our dream has been forced to

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change and I'm sorry for what you have gone through. I'm sorry for myself because this is where I have to be until I take my last breath. It wasn't what I wanted.

Amy Sullivan – I actually reside at 415 Giles Street in Bel Air. The reason I'm here is because of my grandfather. I would like to talk to State Highways. He lives directly across from Nova Scotia Road and I know you guys are doing some improvements in the area widening there but, that is to do with I guess that is to do with the current traffic issues. I'm not sure how much that is going to alleviate. If the entrance to this property is off of Quail Creek I want to know what to know what you guys are going to do to or what your involvement is going to be to help some of that traffic coming out of Nova Scotia?

Rich Zeller – First of all, there seems to be a question earlier on as to how I arrived at my decision or what I said in my comments. As a representative of the State Highway Administration I'm aware or try to be aware each time I come to these meetings and what my responsibility is in that capacity. The State Highway Administration has jurisdiction over properties that abut their roads and proposed access for those developments which isn't part of this. There is an existing entrance there and as I said my rationale for the comments that I made have to do with what is being proposed. I made my comments based on that. An access permit is not required from SHA. There are no present or current issues with the right-of-way that exists along 543. A number of improvements that are proposed on 543 based on the developments. The SHA is going to try and do all they can along with the county to mitigate the impacts of these developments to the roadway. When I come to these meetings it is usually never this big. Although, sometimes it is. Traffic is always an issue. Sometimes people are angry and you feel like they are looking at you to fix it. I only have so much authority in my position to affect that. Like I say I can respond to the plans and apply the criteria and the authority of my office as I understand it. There is no proposal for access or change of access on 543 on this situation. SHA does not have a statement or significant comment. Had there been a proposal for access to MD 543 my comments would have been a lot different. Along with the cost for that would be greater than what their cost is to access Quail Creek Court. Again, I'm not here to make a suggestion or to tell them, or tell the county that this should have access to 543. As a matter of fact as part of my job we would always propose access someplace other than SHA which creates a conflict point for us. However, if it were the case, whether it would be residential or commercial there would be improvements required for that entrance that are greater than what would probably be required for the access that is being proposed. Again, I'm responding to the plan that I had in front of me. I had no idea that this was going to be this long. I learned in an email yesterday that we were going to have the meeting here. I don't even have a presence on social media so I had no idea as to what the reason was and I didn't learn that until I came here.

Amy Sullivan – I guess my question is so is it going to be four lanes right there on 543 right in front of Nova Scotia I believe is the plan?

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Rich Zeller – There is no plan associated with this development.

Amy Sullivan – No, the current plan for 543 in that area?

Rich Zeller – That, I don't know entirely. My function has to do with development and its effect so, I have knowledge improvements that are taking place on 543 based on the developments that are happening. I also am not far away from finding out the improvements that will take place for the entire community that SHA has in place. I certainly don't have them memorized.

Amy Sullivan – I wish I would have brought them. My grandfather lives like I said right across from 543, I mean right across from Nova Scotia on 543 and he has been there practically his whole life. I guess my concern is the traffic coming through there. I think State Highway was going to do almost four lane... They are widening it, right there down past Nova Scotia from 136. I'm wondering if this goes thru is a stop light out of the realm? Is that something that State Highways does? I'm not sure if the county?

Rich Zeller – We do that in conjunction with the county. If an entrance was proposed, say they were going to...

Amy Sullivan – I'm sorry this is with Quail Creek. With the current proposal so they would come down Quail Creek and they would go left onto Nova Scotia and you are right there at 543. That busy, busy, busy area that they are widening to accommodate the traffic and the backups where I understand there are accidents there daily.

Rich Zeller – Harford County has an Adequate Public Facilities Ordinance that looks at roads and the impacts that the developments have, and the impacts of existing traffic. Often when a development comes in they are required to study that intersection. This development did not reach the level that required that level of review. If there had, there might be the need to look at a signal warrant analysis and then both SHA and the County would determine whether there was a need and if it meant those warrants. If warranted, the developer would be responsible for the construction or the installation of a signal at that intersection. If it is just a course of traffic that both the county and the state are considering they would bear the responsibility of that as part of an overall project that the state or county was doing. I can only speak as I understand my position and what my authority is for the State Highway Administration as it relates to development because, that is my main function. I know that there are plans to expand 543 with the developments that are taking place and it needs to happen. That is all in an effort to mitigate the amount of traffic that is coming up and down there now. I understand, because I live in Harford County too. I understand what you are talking about there. In my position at SHA, I can only respond to that as I receive plans from the county with regard to developments. If someone has a question I can certainly give them my number and I will find out if I can what the improvements that are proposed both

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as Capital Projects and as part of development. As I said, the James Run is a huge development and there are big improvements I do believe with a signal at Creswell Road where there main entrance is proposed. And, there are improvements that extend to 95 and extend up this way as well. I know that there is quite a lot of widening that will take place as that development occurs and as other development occurs those roads will become larger in order to handle the capacity.

Moe Davenport – Anything else, Amy?

Amy Sullivan – No, that's alright. I think I am done. I was just concerned about it being four lanes.

Peg Trimble – I've been here for over 30 years also. I used to watch Harold Smith milk his cows in that barn. I really believe that the point of this whole plan exception hearing is to speak about the infrastructure and the impact to the community particularly, Quail Creek Court. I strongly support the neighbors there. I live on the other side of Nova Scotia Road and it does not quite impact me quite as much until I get to 543. Someone made the point about looking at these proposals in a piece meal way. I think, if you look at the entrance off Quail Creek Road only and you do not consider that access to Nova Scotia Road you are not doing the full job because, they are still coming out, you are still increasing the traffic on 543. The numerous opportunities of crashes and fatalities. I did come to the hearing about the very large, very large going in by 95 and 543. I spoke about the number of crosses on that road. Every preventable death is a negligence of people doing their job in public safety. I'm not targeting this at you personally. I'm just saying overall in my career as an emergency medical services in trauma centers, this is a travesty. You see a bigger picture and, I know sometimes it gets into an argument about whose budget is it going to come out of, the county, the state, whatever. These are people's lives and not just the lives on 543 but the lives of Quail Court as well. The lives of people who want to practice their faith. All of that should be manageable in a country like this. You have the resources. We have the will. I know that some of the ugliest things have been the loudest things. That's not what we should be focusing on at this hearing. They need to be addressed and shame on those people for what they said. We are a community. All of these things people have talked about in terms of infrastructure, the traffic and, the crashes. That is part of being a community to solve those things together. I'm sorry for ventilating but, I think it is really important that we do our jobs, all of us.

Linda Stine Flint – The very comment that you made sir, about the highway. One of the things that we have been looking is that all of this traffic that has been coming from the 543 and you just made the statement that you are not looking at that road as a whole. That's one of the reasons why we ask. We know that there is going to be expansion. We know that they are going to have a school and that there is going to be growth in there. Why not put that plan in force now. Yes, you are going to do it in phases. But, why not have that plan

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happen in full. Put it out there now so you can see because, eventually it is going to have to come out onto 543. With the residents accommodating the church and a community place that's a lot of traffic in a residential narrow road. Right now you are saying there is nothing planned for 543 but, if you do it now you save money in the long run, you are doing the widening and everything at the 543 and 136 intersection and, that is all taking into consideration what is happening on that property. So, that way it is done up front and if they need to plan for a merge lane and whatever they need to plan for so, that they can start going in at that entrance instead of thru the community. That's all. That is one of the things that I can certainly see with all of the developments.

Rich Zeller – Just to clarify what you said. I didn't say that there wasn't any plans. I said that there are plans, both from the development that will be the responsibility of the development community as well as the State Highway Administration and Harford County for expansion. The people who look at this from our jobs, the transportation engineers are well aware of the circumstance that exists on 543 and, any other road where there is traffic. There are plenty of things that are in the plans to attempt to correct them. Is money an issue? It always is, I suppose. My position as team leader or regional engineer for State Highway Administration as it relates to access has to do with development; both residential and commercial/industrial that accesses state roads. To that end, we try to review all of the plans along with the county to come up with mitigating improvements that will make them safe and operationally efficient. That's what we try to do. That's what we try to do on all of them. I know it becomes very personal to some people. I do the best I can. We are going to try and do our best for both the county and state to make those things happen. To expand the road so there is additional capacity that accommodates the traffic that is generated by that.

Mansab Khan – I have lived in the community for 25 years. I've been in the US for 40 years. This is one of the wonderful countries in the world. A couple of things. Our only service is Friday at 1 o'clock which is technically no problem for the traffic. If you see across the street the Dunkin Donut sometime I buy a coffee and it take you 20 minutes to one hour. This is not like that. This will be no traffic on our part because we are not there all of the time. Maybe once a week. 1 o'clock traffic will be private. So, traffic is technically no issue on our part. That is what I wanted to explain.

Danny Vest – I'm a resident of Quail Creek Court. I just want to refocus on the plan. I don't want to get away from that. The Quail Creek residents, I speak for them as well. We are not opposed to any church or any building. It has been stated that it may have racial overtones. We are not opposed to any of that. Our focus is dumping the road, the access road onto our street. You have heard the reasons why and all of the justifications. There is a road there at 543. I don't see a justification for putting it onto Quail Creek Court when 543 access is right there. That is the main point and I didn't want to lose that point.

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Moe Davenport – Understood. Any other questions or comments on this plan today. Ok at this time I would like to thank everyone for their attendance. Have a nice day.

Meeting adjourned at 11:40 am.