

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on July 17, 2019 at 9:00 a.m. in the Harford County Administration Building, First Floor Conference Room, 220 S. Main 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
Robin Wales	Department of Emergency Services
Patrick Jones	Soil Conservation District
Len Walinski	Health Department
Daryl Ivins	DPW Water & Sewer
Mike Rist	DPW Engineering
Rich Zeller	State Highway Administration
Jen Wilson	Planner, Development Review
Eric Vacek	Planner, Development Review
Lori Pietrowski	Administrative Specialist

Also in attendance:

Judy Rose	Mitch Ensor
Joe Ryan	Brad Stover
Dennis Reimann	Quynh Budzynski
Kathleen O'Brien	Jake Adler
Shelia Eggleston	

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there is one plan on the agenda. 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 circulating for everyone to sign. If a correct address is given, a copy of the minutes will be mailed or e-mailed. The minutes are recorded and will also be published to the Department of Planning and Zoning's website.

LAND OF BELLAS HERMANAS, LLC

Located on the north side of Bel Air Road (Business Route 1); south of the Bel Air Bypass (Route 1) Tax Map 55; Parcel 613. Third Election District. Council District B. Planner Jen

Plan No.	S275-2019	Construct parking area for 275 vehicles/10.608 acres/B3.
Received	06-19-2019	Bellas Hermanas, LLC/Bay State Land Services.

Verbatim Transcript

Mitch Ensor – Bay State Land Services

Good Morning Moe, my name is Mitch Ensor with Bay State Land Services presenting the plan for Bellas Hermanas or as we affectionately call it, Bob Bell Chevrolet. The site consists of 10.6 acres. It is zoned B3. Its existing improvements include several dwellings, barns, spring houses and outbuildings. We do propose to retain one of the houses, number 130. We would propose to raze two of the other homes; permit and raze two of the other homes, on the site. The proposal for the site is to add 275 parking spaces, to expand the parking of the Bob Bell Chevrolet facilities. The site accesses would be directly from the current parking areas of the current Bob Bell Chevrolet that adjoins the property to the east. In addition to the DAC plan that is before the committee for review today, we have also submitted a Forest Stand Delineation that was reviewed and approved by Harford County Planning & Zoning. We have submitted a Forest Conservation Plan for which we do not propose to clear any forest however, I do want to note that we did prepare a Stormwater Management plan for the site and that Stormwater Management Concept has been approved. One of the out-falls comes a little bit close to an existing tree, an existing specimen tree so, in our future design that comes into Public Works we are going to redesign that out fall to try to make sure we don't disturb the root system to one of the existing specimen trees on the site. That would be the out fall that is on the north side of the stream draw of the site. We will take that into account with our future stormwater management design. We have also submitted a Landscaping Plan as required for the parking space and a Lighting Plan to the committee for review. As I said, the Stormwater Management Concept Plan was submitted and reviewed in May well prior to the design of the actual Site Plan so we will give up the Stormwater Management Plan with the Forest Conservation plan with the specimen tree locations as we proceed with the Stormwater Management design. With that, I open it up to any committee member comments, or any public comments.

Robin Wales – Department of Emergency Services

Question, will there be an emergency access near 1300 Bel Air Road? Where the macadam driveway is now, will that still be open?

Mitch Ensor – Yes. We would propose to keep that open for access to the 1300 dwelling.

Robin Wales – Is there still someone residing in that dwelling?

Mitch Ensor – I don't believe there is anyone in there currently but, I do believe they will rent or have the building somehow occupied.

Development Advisory Committee Minutes
July 17, 2019
Page 3 of 10

Robin Wales – Please display a sign with 8”-10” address numbers and arrows, which will be clearly visible at the parking entrance drives at Bob Bell’s Chevrolet, so an emergency can be located at the parking areas 1 and 2 if necessary.

Emergency Services must have a list of at least 3 (three) emergency contacts for notification, response, and securing purposes.

Patrick Jones – Soil Conservation District

As you noted a Concept SWM plan has been submitted and reviewed.

An adequate sediment and erosion control plan needs to be approved before a grading permit can be issued. The sediment and erosion control plan must be integrated with the SWM strategy at the design phase.

We recommend, as per the new 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control Manual that in a Tier II watershed additional level of controls may be needed and Tier II buffers be utilized and shown on the plans for this site.

A NOI permit is required from MDE when a project disturbs more than 1 acre. Please contact MDE about the NOI permit process.

Len Walinski – Health Department

Mitch, I will be reading comments from John Resline and Samantha Peternel.

At this time, the plan as submitted cannot be approved. In order for the HCHD to continue its review, the information below must be submitted:

1. A demolition permit for all structures to be razed must be secured from Harford County.
2. All existing wells on the property must be properly abandoned by a Maryland Licensed Well Driller and a satisfactory abandonment report for each well submitted to the HCHD.
3. All OSDS servicing the existing buildings must be properly abandoned and a report subsequently filed with this office. As part of this process, the tank must be pumped by a licensed liquid waste hauler and the pump receipt submitted to the HCHD. The tank must then be properly abandoned by collapsing the lid and filling the void space with clean fill and submitting a report of the abandonment to the HCHD.

4. Any existing dwellings to remain must be connected to the available public utilities.

Daryl Ivins – Water and Sewer

Mitch, our office does not have any written comments to the plan you have proposed but, I did want to let you know that when we looked at the sewer construction drawings for the sewer line that passes down through the stream valley there; there are two existing services on there that cross the stream. They will be remaining and I just ask that you protect the services or any clean out or marker boards that are there with doing the work that you are doing. We can provide you with the locations if you don't have them.

Mitch Ensor – We have those drawings. I do believe that we had the clean out shown due to the amount of vegetation down in that area early on we did not locate the marker boards but per the plans we expected those clean outs be existing. We will find them when we need to make that connection.

Daryl Ivins – Great, thanks.

Mike Rist – DPW Engineering

1. A sediment control plan and a grading permit 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. Stormwater Management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.
3. A stormwater management concept plan has been submitted. Comments must be addressed on subsequent stormwater plan submittals.
4. The final stormwater management plan and stormwater management permit shall be approved prior to the issuance of a grading permit.
5. Maintenance of the stormwater management facility is the responsibility of the lot owner.

Rich Zeller – State Highway Administration

The MDOT SHA has no objection to site plan approval as the existing access on US 1 BUS is adequate to serve this use. No entrance or road improvements will be required at this time.

Development Advisory Committee Minutes
July 17, 2019
Page 5 of 10

Jen Wilson – Planner

1. A Preliminary Plan (P55-2018) was previously approved for the consolidation of multiple existing lots. The Final Plat shall include all required easements and be recorded in the Land Records of Harford County prior to the issuance of a grading and/or application of a zoning certificate.
2. There are currently three (3) dwellings located on the property. Two (2) of the dwellings shall be removed or converted to a storage use prior to Final Plat approval. The older stone dwelling is listed on the Maryland Inventory of Historic Properties, but was not eligible for the National Register of Historic Places. If the owner chooses to remove two (2) dwellings, the Department recommends considering deconstruction as an alternative to demolition in order to salvage any building materials. Demolition permits will also be required.
3. Landscape Plan has been submitted for review. A new series of the Landscape & Lighting Plan shall be submitted to reduce the amount of light spill onto the right-of-way.
4. This project is subject to the Harford County Forest Conservation Regulations. A Forest Conservation Plan has been submitted and reviewed. The Final Plat shall show all areas of proposed Forest Retention. A Declaration of Covenants and restrictions for these areas must be submitted with the final plat.
5. Specimen Tree #25 is close in size to the current Maryland Champion White Ash and may be eligible for inclusion in the Maryland Big Tree program. If interested, the owner should contact the Harford County Forestry Board for more information.

Public Comments –

There were no public comments.

1015 PULASKI HIGHWAY

Located on the south side of Pulaski Highway (Route 40); west of Magnolia Road (Route 152). Tax Map 65; Parcel 240. First Election District. Council District A. Planner Eric.

Plan No. S276-2019 Convert motel to 21,000 sf Substance Abuse Treatment Facility/
14.51 acres/B3.

Received 06-19-2019 US Hospitality LLC/Bay State Land Services.

Mitch Ensor - Bay State Land Services

1015 Pulaski Highway is located on the south west corner of Mountain Road and US Route 40. It is zoned B3 and is the location permanently of the Super 8 Motel formerly prior to becoming the Super 8 it was the former Lakeside Motel. There is a significant pond down in the front that is now screened by all of the vegetation. The proposed use for the 21,000 sf current Super 8 Hotel is a medical clinic. It is an approved use in a B3 zone under the Harford County zoning regulations. The specific medical use would be for a drug treatment facility. The site currently has two existing accesses, both of those accesses are out to State roads and are proposed to be retained. The site does not propose to disturb more than 5,000 sf and actually the only anticipated disturbance may be to address handicap accessibility to the buildings and/or locate appropriate exits at possible future doorway locations when the existing building gets repurposed. The site does have 5.5 acres of forest. All of the forested area will not be disturbed. We are not disturbing any ground outside of the existing impervious surfaces at this time. All of those 5.5 acres will be retained. The site does have Natural Resource District on the property and we are not disturbing any ground outside of the existing improvements; none of those NRD's will be disturbed. A Landscaping Plan that depicts the existing planting on the site at the access roads and at the 21,000 sf building has been submitted to the County and we are awaiting any comments regarding that plan. Regarding Site Lighting, the parking lot does have existing lighting as well as the building which has downward facing lighting and we would not propose to change any of the parking lot lighting or add any parking lighting as it appears to be sufficient. The only lighting that we would expect to add is possibly add new doorway locations when the building gets repurposed.

Robin Wales – Department of Emergency Services

Please display a sign with 8"-10" address numbers, which will be clearly visible at the entrance off Pulaski Highway (US40).

Patrick Jones – Soil Conservation District

When you raze these buildings are you just going to leave the slabs there or what are your intentions?

Development Advisory Committee Minutes
July 17, 2019
Page 7 of 10

Mitch Ensor – No, we would intend to remove the entire impervious surface and then see and mulch those areas.

Patrick Jones – Ok, so, that may be a disturbance. So, if you do disturb more than 5,000 sf you would need to submit some sort of plan for sediment control.

Mitch Ensor – If we extend it beyond 5,000 and because we are removing impervious surface typically in the past we have done a 30,000 sf standard plan with letter of intent.

Patrick Jones – Yes, something would be needed.

Mitch Ensor – Ok.

Len Walinski – Health Department

1. Any buildings to be razed will require a demolition permit that is secured through the Department of Planning and Zoning. All aspects of the demolition work must be reviewed, approved, and completed to the satisfaction of the Health Department. This includes, but is not limited to, the abandonment of any wells and septic systems, the management of asbestos, hazardous materials, and solid wastes, and the removal of underground storage tanks. All documentation concerning the demolition work must be forwarded to this office. If the owner/developer has any questions concerning the demolition work, they may contact Samantha Peternel at the HCHD at 410-877-2328.
2. 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.
3. The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

Daryl Ivins – DPW Water & Sewer

Mitch, our office will require that a new commercial service application be submitted for the new change in use. Also, our office would probably require you to have a fixture count done on the existing buildings prior to demolition for credits for new connections.

Development Advisory Committee Minutes
July 17, 2019
Page 8 of 10

Mitch Ensor – Daryl, would that request go through your office or would we go through facilities?

Daryl Ivins - I would start with Tina Rawl in our office.

Mike Rist – DPW Engineering

1. A sediment control plan will be required for land disturbing activities exceeding 5,000 sf. A stormwater management waiver will be required for the demolition of the existing buildings if the disturbance exceeds 5,000 sf.
2. All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.

Rich Zeller – State Highway Administration

The MDOT SHA has no objection to site plan approval as the existing access on US 40 is adequate to serve this use. No entrance or road improvements will be required at this time.

Eric Vacek – Planner

1. The proposed site is zoned B-3 (General Business District). The project proposes to convert an existing hotel into a 21,000 square foot medical clinic. The gross tract area of the site is 14.51+/- acres. This property is located within the Chesapeake Science and Security Corridor (Section 267-64 of the Harford County Code).
2. As noted, there is Natural Resource District (NRD) is located on the site. A Landscaping plan was submitted to the Department of Planning and Zoning showing the Natural Resource District on the west and south edge of the property.
3. All proposed signage shall conform to the Sign Code and will require permits from the Department of Planning and Zoning.
4. All buildings to be razed will require that all applicable demolition permits be obtained from the Department of Planning and Zoning and Harford County Health Department.
5. I also wanted to note that it appears the drawings note Pulaski Highway twice; once to the east in addition to the north.

Those are our comments, thank you.

Public Comments –

Shelia Eggleston – I'm am a resident of Edgewood. I am a homeowner. I have a concern about this. My husband is a minister, who ministers to people with substance abuse problems. I don't have a problem with the facility itself. I'm sure many family members here and friends have use of it however, I don't want to see it as the face of Edgewood and Joppa on the main business corridor. As a homeowner; I'm a realtor as well and it is difficult to actually sell homes in Edgewood because of the stigma, the media and things like this and to add something like this to be the face of Edgewood and the face of Harford County; I think another location somewhere else other than our main business corridor needs to be considered. As a resident and business owner I just don't feel it is in the best interest of our community.

Judy Rose – I had a question as to; I understood that there may be 8 physicians there. Am I wrong? It is supposed to be an in-patient facility, right?

Moe Davenport – Do we know how many physicians will be there?

Mitch Ensor – I don't. I have not seen the architectural plans and I don't even know if there is an architectural bid out completed at this time; so I wouldn't know.

Judy Rose – Well, I think; what I had here is basically revolving around the security of the facility. Unlike you, I don't have a problem with the location because it is right out there on 40; the access is easy; it is right next to the Southern Precinct but, there is going to be a large development behind it and there are also schools on Trimble Road; elementary and middle schools and the thing is if you have people coming into visit these people are they going to be screened somewhat so they don't bring thing in? I mean, you have to be realistic about the type of patients you are going to have there and then they had the incident at Man of Life that made the news just recently. I don't think it would be that drastic in there. Everybody's, family, friends, neighbors who are involved with a drug problem but, the thing is are they going to put monitors on the buildings, on the windows, the doors, the people, in order to guarantee that these people that are in there stay in there? And, are there going to be adequate buffers around that facility to keep anyone from encroaching one way or the other from that facility into the neighborhoods? Where do we get those answers and when?

Moe Davenport – The architecture has not been completed.

Mitch Ensor – I know an architectural review of the existing structure has been conducted. I think that was part due diligence of entering into the conversion and repurposing of the site. As far as bid out plans I have not seen them but, I would reasonably expect that a facility such as this would have their in house security procedures and policies that they would operate under.

Development Advisory Committee Minutes
July 17, 2019
Page 10 of 10

Judy Rose – Then how would the community be apprised of that though? There is no CIM involved in this. But, the thing is knowing that this is the only place I can think to ask. But, if there is no one here from the developer.

Moe Davenport – Is there anyone here from the operating facility who could answer these questions?

Mitch Ensor – They are here but they are here to observe and listen to the concerns of the committee members and the audience. We would take those things into consideration during the completion of the project.

Brad Stover – Hi Moe, I represent the facility and I would be happy to share my business card with anybody here today and they can contact me directly and I can put you in touch with...

Judy Rose – And, I can email you those questions?

Brad Stover – Yes

Judy Rose – Thank you.

Shelia Eggleston – I have one other thing that I'd like to say. In Edgewood, we currently have right now, an inpatient facility in Edgewood off of Edgewood Road and there is a methadone clinic that is now open on Route 40 next to the McDonald's. That area has gone down so much, it is very dirty, there is trash, and when you are in the drive through people are walking up asking you for change like you are somewhere in the inner-city asking you for change for food and begging. I just feel like now this is now a third, a third placement within our community. Why is it that Edgewood is receiving kind of like the bottom of the barrel things in our community? It doesn't help to up-lift our community. That is what we need. We need an up-lifting. I know that things are being done with the bio-tech center. There has been some beautification of things. I attended the Magnolia Overlay meeting and I'm going to be a part of that. Those are things that are up-lifting to our community but, to add another, a third element within our community I think it is very unfair to our residents.

Moe Davenport – Thank you. Are there any other comments or questions on this plan? This is our last plan on the agenda. I'll stick around if you have any other questions.

Meeting adjourned at 9:30 am.