

## DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on December 4, 2019 at 9:00 a.m. in the Harford County Government Administration Building, 1<sup>st</sup> 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
Leonard Walinski	Health Department
Mike Rist	DPW Engineering
PFC Dan Buchler	Sheriff's Office
Rich Zeller	State Highway Administration
Jenni Daniels	Planner, Development Review
Jen Wilson	Planner, Development Review
Crysta Draayer	Planner, Development Review
Lori Pietrowski	Administrative Specialist

Also in attendance:

Mary Monk	Bob Wilson
Jake Adler	Brian Phipps
Justin Waszkiewicz	David Taylor
Rev. Rob Northwood	Joseph Thompson
Bill Dulaney	

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there are four plans 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 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.

**Development Advisory Committee Minutes  
December 4, 2019  
Page 2 of 18**

**TLC PRESCHOOL & DAYCARE**

Located on north side of West Jarrettsville Road; east of Federal Hill Road (Route 165). Tax Map 32; Parcel 160, 69 & p/o 172. Fourth Election District. Council District D. BOA 5906. Planner Jenni

Plan No.	S454-2019	Convert 2,200 sf of Building to Daycare Facility/0.844 Acres/VR.
Received	11-06-2019	John W. Cairnes/TLC Preschool & Daycare LLC/WDA.

**Verbatim Transcript**

**Bob Wilson - Wilson Deegan Associates**

Good morning everyone. My name is Bob Wilson with Wilson Deegan Associates. We are proposing a preschool daycare in an existing real estate office in Jarrettsville. The upstairs is the existing Cairnes Realty site. The proposal will be for the lower level which accesses from the rear. There was a Board of Appeals case number and we do have approval on that. I will now turn it over to DAC.

**Robin Wales – Department of Emergency Services**

The real estate office upstairs will remain #1718 W. Jarrettsville Rd. The preschool/daycare facility on the lower level will be addressed #1716 W. Jarrettsville Rd. This address number will work if available, displayed properly, and approved by planning and zoning.

Please display a sign upon entry to this site with 6"- 8" address numbers, letters, and directional arrows, to indicate 1<sup>st</sup> and 2<sup>nd</sup> floor business locations. These addresses must be clearly visible from W. Jarrettsville Rd.

Please advise if the preschool/daycare facility will have Closed Circuit Television (CCTV) Cameras. If so, please comment on Emergency Service's ability to access the camera feeds or provide a point of contact to comment on this matter. DES will follow up after use & occupancy permit approved.

Emergency Services must have a list of at least 3 (three) emergency contacts for notification, response, and securing purposes if the facilities are not operational 24 hours a day.

**Patrick Jones – Soil Conservation District**

As there appears to be no grading on this plan, we have no comments.

**Development Advisory Committee Minutes**  
**December 4, 2019**  
**Page 3 of 18**

**Len Walinski – Health Department**

This plan was approved by Brian Phipps of this office and I will provide his comments.

This plan proposes to convert 2,200 square feet of the existing building into a daycare facility with a capacity of thirty five (35) children and one (1) employee, and to convert 2,400 square feet of the building to a real estate office with two (2) full time employees. The site is to be served by an existing private well and on-site sewage disposal system (OSDS).

The site plan as submitted by the consultant on November 6, 2019 contained incomplete information to allow for the comprehensive review of this proposal. In order for the HCHD to continue its review, the information below must be submitted:

1. The site plan indicates the use of three (3) separate parcels of land. Please provide a revised site plan which clearly denotes the boundary lines for the three (3) parcels, and specifically parcel 172, of which only a portion will be used.
2. The On-site Sewage Disposal System (OSDS) for the existing structure must be described and each component of the system must be located on the plan. There is a question of whether or not the OSDS lies within the parcel boundary where the structure is located, and records indicate a drainfield trench was added in 1999, but the records are unclear as to whether the original trenches, installed in 1976, were kept or abandoned during this installation.
3. The existing OSDS must be inspected, located, and certified by a licensed septic contractor who has completed the approved certification course through the Maryland Department of the Environment (MDE) for the proper evaluation of on-site sewage disposal systems. The contractor must submit a report of his/her findings to this office for review. If this inspection determines that the OSDS is not on the same parcel as the building itself, the lot lines may need to be adjusted to capture the existing OSDS and sufficient area for one (1) repair system. Please note: additional soil percolation testing may be required in order establish the aforementioned repair area.
4. The existing building appears to be constructed across multiple lots. The lot lines between lots fifteen (15) through twenty one (21) must be consolidated by means of a record plat.
5. Previous water quality tests performed on the existing well (HA-73-3426) indicated elevated nitrate levels on multiple samples. While not above the Maximum Contamination Level (MCL) of 10.0 mg/L, the previous results averaged

**Development Advisory Committee Minutes  
December 4, 2019  
Page 4 of 18**

approximately 9.5 mg/L. Due to the facility's proposed use as a daycare center, our office is requiring the existing well be resampled for nitrates to ensure this level remains below the established MCL. All water samples must be collected by a Maryland Certified Water Sampler and analyzed at a Maryland Certified Laboratory. Water results must be submitted to this office for review.

6. Based on the proposed use indicated, this water supply will be designated as a public water system known as a "Non-Transient Non-Community Water System" (NTNCWS). As such, periodic inspections of the water supply well will be conducted by the Maryland Department of the Environment (MDE), and on-going water testing must be conducted per MDE requirements. All water testing required for the NTNCWS must be collected by a Maryland Certified Water Sampler and analyzed at a Maryland Certified Laboratory. The contact person from MDE for Harford County is as follows:

Stephanie Eatinger  
MDE – Water Supply Program  
Regulatory and Compliance Engineer  
Engineering & Technical Assistance Division  
410-537-3855  
Stephanie.eatinger@maryland.gov

7. The plan indicates one (1) full time employee and a maximum of thirty five (35) children. The ratio of employees to students does not appear appropriate. The number of employees and children must be accurately presented in order to properly size the requirements for the OSDS. Please contact the Office of Child Care Region 11 (Cecil and Harford Counties) at 410-569-2879 for more information regarding specific day care staffing requirements.
8. There is a discrepancy concerning the layout of the existing structure. The building is labeled as a "one story" building on the plan, however, two stories are indicated for use in the description. Please clarify and make changes accordingly as to the correct size and layout of the structure.

**Mike Rist – DPW Engineering**

Land disturbing activities exceeding 5000 square feet will require that sediment control and stormwater management be addressed.

**Development Advisory Committee Minutes  
December 4, 2019  
Page 5 of 18**

**PFC Dan Buchler – Sheriff’s Office**

The Harford County Sheriff’s office has no comments.

**Rich Zeller – State Highway Administration**

The MDOT SHA has **no objection to 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.

**Jenni Daniels – Planner**

1. The property is zoned VR (Village Residential) and totals 0.844 +/- acres. This plan proposes to convert a 2,200 square foot portion of a real estate office building to a daycare facility.
2. This plan is subject to the conditions noted in the Harford County Board of Appeals Case Number 5906.
3. A new landscaping series shall be required to comply with planting requirements for Type B buffer yards found in the Harford County Zoning Code and required by BOA Case #5906. Additionally, the fence around the proposed playground needs to be removed from this 15’ buffer.
4. The current 25’ Minimum Building Setback Line (MBSL) for retail trade and services shown on the site plan shall be updated on the final plat to show a 35’ MBSL required for institutional uses.
5. The conversion of the use of this building to a daycare facility may cause the property to become a new “Non-transient Non-community Water System Protection Area,” and will be determined by the Harford County Health Department. If it is determined that this will be a new Non-transient Non-community Water System, the property will be subject to Harford County Zoning Code 267-66F. Specifically of concern will be the impervious surface requirements of 26-66F(2) as it appears that a portion of the radius of the 100’ area around the well falls outside the property boundary. Please contact Matt Kropp of the Department of Planning and Zoning for more information.
6. This property is located within a Tier II watershed. The applicant will be forwarded the required MDE checklist. Questions regarding the checklist may be forwarded to Brittany Long of the Department of Planning and Zoning.

**Development Advisory Committee Minutes  
December 4, 2019  
Page 6 of 18**

7. The project is located within a Sensitive Species Project Review Area and an Ecologically Significant Area. Please contact the Maryland Department of Natural Resources for a review of these areas.
8. The Department of Planning and Zoning recommends plat 2-31 be revised to combine lots 16-21. A Preliminary Plan and Final Plat may be submitted to the department for review via the abbreviated process.
9. All proposed signage shall conform to the Sign Code and will require permits from the Department of Planning and Zoning.

**Public Comments:**

There were no public comments.

**LITTLE HOUSE PREP SCHOOL**

Located on north side of Churchville Road (Route 22); east of Glenville Road. Tax Map 42; Parcel 149. Third Election District. Council District E. BOA 5904. Planner Jen

Plan No. S455-2019 Convert existing Office to Daycare Facility/1.033 acres/VR.

Received 11-06-2019 3006 Churchville Road LLC/Little House Prep School/WDA.

**Bob Wilson - Wilson Deegan Associates**

Again, this is a daycare prep school proposal in an existing dwelling located in Churchville. There was a Board of Appeals case which we have approvals on. I will now turn it over to DAC for comments.

**Robin Wales – Department of Emergency Services**

Please display a sign upon entry to this site with 6"- 8" address numbers, letters, and directional arrows, to indicate the location of the daycare structure and the classroom structure. The address must be clearly visible from Churchville Rd (MD 22).

Please advise if the preschool/daycare facility will have Closed Circuit Television (CCTV) Cameras. If so, please comment on Emergency Service's ability to access the camera feeds or provide a point of contact to comment on this matter. DES will follow up after use & occupancy permit approved.

**Development Advisory Committee Minutes  
December 4, 2019  
Page 7 of 18**

Emergency Services must have a list of at least 3 (three) emergency contacts for notification, response, and securing purposes if the facilities are not operational 24 hours a day.

**Patrick Jones – Soil Conservation District**

Again, as there appears to be no grading on this site, I have no comment.

**Len Walinski – Health Department**

This plan was reviewed by Brian Phipps of this office and I will provide his comments.

This plan proposes to convert an existing office building into a daycare facility with a capacity of forty (40) children and five (5) employees. The site is to be served by an existing private well and on-site sewage disposal system (OSDS).

The site plan as submitted by the consultant on November 6, 2019 contained incomplete information to allow for the comprehensive review of this proposal. In order for the HCHD to continue its review, the information below must be submitted:

1. The On-site Sewage Disposal System (OSDS) for the existing structure must be described and each component of the system must be located on the plan. The septic tank is labeled, however the distribution box and drainfield trenches must also be located and labeled on the site plan, as the proposed bathroom addition on an accessory structure appears to be encroaching into this area. Trench widths must also be identified because there is a discrepancy in the available records as to what was installed. Please be aware that even though the property does not have an officially recorded Septic Reserve Area (SRA), one (1) future drainfield replacement area must be indicated on the site plan.
2. The existing OSDS must be inspected, located, and certified by a licensed septic contractor who has completed the approved certification course through the Maryland Department of the Environment (MDE) for the proper evaluation of on-site sewage disposal systems. The contractor must submit a report of his/her findings to this office for review. Any deficiencies noted in this report must be rectified to the satisfaction of the HCHD
3. Additional soil percolation testing will be required in the wet season, in order to establish a sufficient replacement area for the proposed increase in flow.
4. Prior to the issuance of the Certificate of Occupancy (COO) for any building permits, the existing well must undergo the appropriate testing to attain a Certificate of Potability (COP).

**Development Advisory Committee Minutes**  
**December 4, 2019**  
**Page 8 of 18**

5. Based on the proposed use indicated, this water supply will be designated as a public water system known as a “Non-Transient Non-Community Water System” (NTNCWS). As such, periodic inspections of the water supply well will be conducted by the Maryland Department of the Environment (MDE), and on-going water testing must be conducted per MDE requirements. All water testing required for the NTNCWS must be collected by a Maryland Certified Water Sampler and analyzed at a Maryland Certified Laboratory. The contact person from MDE for Harford County is as follows:  
Stephanie Eatinger  
MDE – Water Supply Program  
Regulatory and Compliance Engineer  
Engineering & Technical Assistance Division  
410-537-3855  
Stephanie.eatinger@maryland.gov
  
6. Please contact the Office of Child Care Region 11 (Cecil and Harford Counties) at 410-569-2879 for more information regarding specific day care licensing requirements.

**Mike Rist – DPW Engineering**

Land disturbing activities exceeding 5000 square feet will require that sediment control and stormwater management be addressed.

**PFC Dan Buchler – Sheriff’s Office**

The Harford County Sheriff’s office has no comments.

**Rich Zeller – State Highway Administration**

The MDOT SHA has **no objection to Site Plan approval** as the existing access to this site on MD 22 is adequate to serve this use. No entrance or road improvements will be required at this time.

**Jen Wilson – Planner**

1. This project is subject to conditions of Board of Appeals Case #5904 and specific standards of special exceptions in Section 267-88C(4) of the Harford County Code.
  
2. A 15’-wide Type ‘B’ Bufferyard is required along all adjacent residential properties. The proposed fence along the rear property line shall be located outside of the 15’ Bufferyard and supplemental plantings along the rear property shall be shown on a revised Landscape Plan that shall be submitted for review.

**Development Advisory Committee Minutes  
December 4, 2019  
Page 9 of 18**

3. The revised Landscape Plan shall also indicate the location of the entire bufferyard being provided. The existing trees to be credited toward the required bufferyard must remain for the life of the project and be replaced if removed.
  
4. The project is located within the Water Source Protection District for Churchville Elementary School. This proposed project may create a new “Non-transient Non-community Water System” and must comply with Section 267-66(F) of the Harford County Code. It is noted that a portion of the 100’ radius for the existing well falls outside of the subject property.

**Public Comments:**

There were no public comments.

**THE CHURCH OF RECONCILIATION LOTS 6-8**

Located on south side of West Jarrettsville Road; north side of East West Highway & west side of Grafton Shop Road. Tax Map 40; Parcel 18. Third Election District. Council District D. Planner Crysta.

Plan No. P457-2019 Create Three Lots/56.093 acres/AG.

Received 11-06-2019 The Church of Reconciliation/Thompson & Associates, LLC.

**Moe Davenport** – Before we get started I’d like a point of clarification. The development plan today is to create three lots. It looks like the church itself, and the development of the church will be coming through the DAC committee in two weeks, December 18<sup>th</sup>. This is the last plan on the agenda for today. We are certainly here to answer any questions you may have on that but, the church site plan itself will be reviewed again December 18<sup>th</sup>. This is the creation of three residential lots. With that David Taylor will represent the plan. Good morning.

**David Taylor - Thompson & Associates**

Yes, good morning. I’m here to represent Bishop Rob with the Church of Reconciliation. On his agriculturally zoned piece of property that borders Rt 23, Grafton Shop Road and Jarrettsville Road. As you said Moe, we are coming in, in a couple of weeks for the actual development of Lot 8 as depicted on this sub-division plan. But, we are here today to create 6, 7, and 8 out of this larger parcel. Two of them will be residential, lots 6 and 7 and lot 8 will be the development of the church lot that is coming in on the 18<sup>th</sup>. With that I look forward to your comments.

**Development Advisory Committee Minutes  
December 4, 2019  
Page 10 of 18**

**Robin Wales – Department of Emergency Services**

Lot – 6 will be addressed #609 W. Jarrettsville Rd. Lot – 7 will be addressed #2316 Grafton Shop Rd and lot – 8 will be addressed #2300 Grafton Shop Rd. These addresses will work if available, displayed properly, and approved by planning and zoning.

**Patrick Jones – Soil Conservation District**

The creation of three lots, the Soil Conservation District has no comment at this point but, for lots 6 and 7 if disturbance is less than 30,000 square feet standard plans for a house of construction might be able to be used.

**Len Walinski – Health Department**

The lots will be serviced in the future by individual wells and on-site sewage disposal systems (OSDS). Soil tests were conducted on July 1, 2019 and July 2, 2019.

The consultant provided this office with a revised print on December 2, 2019 that addresses the following:

- Incorrectly labeled soil tests were corrected.
- Neighboring wells and OSDS located within 200' of the property lines were noted.
- The well site for Lot 7 was adjusted to maintain 100' from the OSDS located at Tax Map 33, Parcel 294.
- The septic reserve area for the church was adjusted to stay away from failing soil tests.
- Two (2) proposed well sites were indicated for Lot 8.

Prior to final plat approval, the following is required:

Any buildings listed 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 Lisa Kalama at the HCHD at 410-877-2332.

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.

**Development Advisory Committee Minutes  
December 4, 2019  
Page 11 of 18**

The final plat must bear the well, septic reserve area, and plat plan notes. The square footage amount of the septic reserve area must be clearly labeled on the final plat.

**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 for lots 6 and 7 has been submitted for review and approved. Comments must be addressed on subsequent stormwater plan submittals.
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 building permit.
5. Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of a certificate of occupancy. Practices located on individual lots are the maintenance responsibility of the owner.
6. Access permits are required for the proposed driveways to lots 6 and 7. The driveways shall provide adequate sight distance for a 40 mph (Grafton Shop Road) and 50 mph (W. Jarrettsville Road) design speed. Driveways must be paved within the County right-of-way prior to issuance of a certificate of occupancy.
7. A 30' right-of-way dedication is required along the property frontage of Grafton Shop Road and W. Jarrettsville Road.
8. Monumental masonry mailboxes or structures shall not be constructed within the right-of-way.
9. A 30' right-of-way dedication is required along the property frontage of Grafton Shop Road and W. Jarrettsville Road.

**PFC Dan Buchler – Sheriff's Office**

The Harford County Sheriff's office has no comments.

**Development Advisory Committee Minutes  
December 4, 2019  
Page 12 of 18**

**Rich Zeller – State Highway Administration**

The MDOT SHA has **no objection to Preliminary 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. SHA is reviewing the traffic study that was submitted for this so our comments will be similar on the site plan however, if it is determined that there is mitigation impact to the intersection, that is a State Road, an access permit will be subject to our approval and review.

**Crysta Draayer – Planner**

1. This plan proposes to revise previously recorded plat 140-18, titled "Boundary Survey, #601 Jarrettsville Road" by subdividing Parcel 2 to create Lots 6 through 8. The property is zoned Agricultural (AG) and totals 43.63+/- acres. In September 2019, one (1) development right was transferred from 1007 W. Jarrettsville Road (Tax Map 33, Parcel 9) to the subject property so that it now carries three (3) development rights.
2. This project is subject to the Harford County Forest Conservation Regulations. A Forest Stand Delineation (FSD426-2019) has been submitted and approved by the Department of Planning and Zoning. A Forest Conservation Plan (FCP458-2019) has been submitted and is under review. There are wetlands and streams located on Lot 8. Appropriate buffers are required for all streams and from the edge of all non-tidal wetlands. These areas shall be labeled as "Natural Resource District" (NRD) on the final plat.
3. This property is located within a Tier II watershed. The applicant will be forwarded the required MDE checklist. Questions regarding the checklist may be forwarded to Brittany Long of the Department of Planning and Zoning.
4. Prior to the start of improvements, contact the Maryland Department of Natural Resources (DNR) for an environmental review of the Ecologically Significant Area (ESA) and the Sensitive Species Project Review Area (SSPRA) on the property.
5. The plan states that the property is in the fifth election district. This is incorrect and the final recorded plat will reflect that this property is located in the third election district.
6. The plan lists the total site area for lots 6-8 as 56.093 +/- acres. The final recorded plat will need to report the correct and current total site area of 43.63 +/- acres.
7. The final recorded plat will need to include a note stating that the subject lots were created after February 8, 1977.

**Development Advisory Committee Minutes  
December 4, 2019  
Page 13 of 18**

**Robin Wales** – I stand corrected on lot 7 it will be addressed #2316 Grafton Shop Road. I made the correction in my notes.

**Public Comments:**

**Bill Dulaney** – My name is Bill Dulaney. I at 2317 Grafton Shop Road. I guess I would be talking mostly to you with the roads.

**Rich Zeller** – I'm with the State Highway Administration.

**Bill Dulaney** - Right, about the traffic on Grafton Shop Road. I've called the police department 15 times in the last couple of years and have asked for radar. They never show up. The one time that they did show up they caught 52 people in one afternoon speeding on Grafton Shop Road with the maximum speed of 67 mph in a 30 mph zone. This happens every day, all day long and if you have an additional 100 cars or whatever it is going to be on the weekends or whatever coming out onto Grafton Shop Road and trying to go to Rt 23, there will be traffic lined up between Grafton Shop and Jarrettsville Road. It is a terrible road. There is no way possible that we can take all of that additional traffic and that it be safe to drive on that road. You said you did a traffic study?

**Rich Zeller** - I know you have directed your comments to me with regards to putting a church on this lot, SHA has nothing to do with that. We are reviewing a traffic study to determine what traffic impacts will be, and, as I said, if it is determined that there is an adverse impact at a State intersection. If there is an adverse impact at a County intersection that would be up to the county. If there is an adverse impact at a State intersection and the Adequate Public Facilities ordinance determines that a mitigation needs to be done there, additional capacity, that would be under our review and then we would issue an access permit for any improvement to a State road or at a State intersection. I know we have received numerous requests over the last number of years about a round-a-bout there. I know, I live in this area too so I am well aware of the traffic concerns here. I don't know what wheels have to turn to get that to happen. I don't know. I think that would be a good thing as well but, it not up to me to make that happen. We are reviewing that study and we will provide comments as soon as they are available.

**Bill Dulaney** – Is there a possibility that they can put speed bumps on that road or whatever.

**Rich Zeller** – Again, Grafton Shop Road is a county road, MD Rt 23 (East/West Blvd) is the State road.

**Bill Dulaney** – And, your with the state?

**Rich Zeller** – Yes, I'm with the State Highway Administration.

**Development Advisory Committee Minutes  
December 4, 2019  
Page 14 of 18**

**Bill Dulaney** – And, the county is not here?

**Mike Rist** – The county is here. We do put speed humps in at certain situations. I don't know the particulars at this case it would have to be referred to our...

**Bill Dulaney** – You can check with the Sheriff's Department. My cousin was killed at the corner of Grafton Shop and Rt 23 a couple of years back. There has been multiple accidents there and it happens all of the time. You can be in your backyard and if you don't hear the accident, you see it because, traffic is backed up from Jarrettsville Road all of the way down to Rt 23, because they are re-routing the traffic. It's all of the time.

**Mike Rist** – I will bring this up to the person that handles this type of situation, Cheryl Banigan in our office that would look at that to see if there is anything that can be done. Our main goal here is to make sure that the accesses that they are putting in are safe and constructed so that you can see well in each direction but, it doesn't really address the speeding issue.

**Bill Dulaney** – It's terrible. Every day. All day long. They are coming off of Route 23 at 55 mph and they continue at the same speed. I do 30 mph on that road because it is my road and when I do that people pass me on the double yellow line. I actually had one of my cats out near the road at one time and I was trying to get him and the car is coming down the road and I stood in the middle of the road waving my hands for him to stop and he went around me and ran my cat over. That is how ignorant those people are that drive on that road.

**Moe Davenport** – I understand Bill. Unfortunately, there is nothing we can do about the ignorance of people but, yes we will look at the traffic impact analysis for that. We understand the safety issue regarding Grafton Shop and 23. We are well aware of it.

**Bill Dulaney** – Yes, and for the driveways that are planned for that church and all. I don't know how they are going to get out on that road.

**Moe Davenport** – Well, Dan can speak for me but with better opportunities for the Sheriff's Department to pull people over...

**PFC Dan Buchler** – Yes, that is one of the problems with that road. There is nowhere that the Deputies can sit safely.

**Bill Dulaney** – That's not absolutely true, because they sat in front of my house five years ago.

**Development Advisory Committee Minutes**  
**December 4, 2019**  
**Page 15 of 18**

**PFC Dan Buchler** – We are often times restricted from doing that because we have been discouraged from using private property to run radar because it creates other problems in the community for example if your neighbors are the ones that wind up getting stopped it creates another issue. I will send an email to Sgt Lane. He is the Sgt in charge of the traffic division and they put out the monthly radar requests and I can have that location added to the monthly radar requests for the Deputies to try and run radar there.

**Bill Dulaney** – I've tried to call them and I check with the neighbors all of the time and they say they are out there but I never see them.

**PFC Dan Buchler** – Well, I can tell you I listen to the radio when I'm in my car, the police radio, and, I hear units in that area constantly.

**Bill Dulaney** – They may be on the other side of 23.

**PFC Dan Buchler** – They are out there constantly running radar and making traffic stops in that area. I hear it all of the time.

**Bill Dulaney** – Well, I don't see them in that little three tenths of a mile.

**PFC Dan Buchler** – Well, that's a tough spot there. I use that road a lot too because I don't live to far from there. I can tell you that when I go down that road the road is so narrow and there is no shoulder it is really a difficult place to even make a traffic stop without creating another hazard.

**Bill Dulaney** – What they were doing was parking along the mailboxes and pulling them over in my driveway.

**PFC Dan Buchler** – Another thing that you may not realize is that they may be stopping people on that road but what they do is follow them until they get to a safe location to make the stop. So, you wouldn't see it but, the violation would have occurred on that road and it would have been enforced but: I do that all of the time, I'm not going to stop on that road. I will follow them until I get to an area where I can safely make a stop and they will be cited for a violation that occurred there but, the actual physical stop might occur a mile away. Just because you don't see them doesn't mean the enforcement is not happening.

**Bill Dulaney** – Ok.

**Mary Monk** – I guess they will probably widen the road some then would you be able too.

**PFC Dan Buchler** – Obviously, if the road is widened and there is a shoulder then that is definitely a safer place to make a stop.

**Development Advisory Committee Minutes  
December 4, 2019  
Page 16 of 18**

**Bill Dulaney** – If they widen the road any they are going to be in my living room.

**Moe Davenport** – When the church comes through in two weeks we will look at the road improvements. They will have to get a commercial access permit to access Grafton Shop Road and there will be certain radius requirements and shoulder requirements and Mike you can speak up regarding that. It might give them a safe area on the opposite side of Grafton Shop Road from you to have a shoulder where they can sit in the county right of way and have a better presence and more opportunity.

**Bill Dulaney** – For everybody involved there that intersection is just terrible down there. I sit down there sometimes, it seems like a half hour trying to get out safely. I don't know how 100 cars are going to do that on a Sunday.

**Mary Monk** – 2301 Grafton Shop Road. I wanted to double check with your addresses from EOC. You said 609 West Jarrettsville and then 2316 Grafton Shop and 2200 Grafton Shop.

**Robin Wales** – 2300 Grafton Shop. The church will be 2300 Grafton Shop, Lot 8.

**Mary Monk** – Oh ok. The church is 2300 ok.

**Robin Wales** – There are some structures along Grafton Shop Road which are addressed out of order.

**Mary Monk** – Mine is like that and they wouldn't let me change it. Mine has been like that for 50 years.

**Bill Dulaney** – Yes, she is after the 22 and then it goes back to 23.

**Robin Wales** – I've seen some are miss numbered.

**Mary Monk** – From that it sounds like you are picking the number up because I'm 2301 and the church is going to be 2300 so I guess that is following along that line.

**Robin Wales** – I'm going with the entry.

**Mary Monk** – Those two so close together, you couldn't take that residential one and run it over.

**Robin Wales** – That one messes it up but, I can't do anything about that.

**Mary Monk** – I have one other question. I just heard someone say something about the mailboxes.

**Development Advisory Committee Minutes  
December 4, 2019  
Page 17 of 18**

**Mike Rist** – We try to discourage people from putting mailboxes in these big brick structures along the road which create a safety hazard.

**David Taylor** – Can I chime in on the mailboxes? I am wondering why your mailboxes are on the opposite side of the street. I know that happens but, with the concern for speeders here why aren't the mailboxes on their side of the road.

**Moe Davenport** – That is up to the postal service.

**Mary Monk** – Yes. That is what they keep telling us.

**David Taylor** – Is there any way someone can contact the representative at the post office.

**Crowd Chatter**

**Mary Monk** – Cars and plow trucks come through and knock our mailboxes over and yet we have to cross the road to even get to our mailboxes. We are all like that.

**David Taylor** – I would think it would be worth the community contacting the post office.

**Moe Davenport** – It's Forest Hill?

**Mary Monk** – Yes.

**Moe Davenport** – I will contact the Forest Hill Postmaster.

**Mary Monk** – I was going to but, I did not know if it was appropriate and I thought if you knew what I was concerned about perhaps it would help.

**Moe Davenport** – Right, I will reach out to the Forest Hill Postmaster. I know they want them on one side of the road for convenience but...

**Mary Monk** – It's understandable.

**David Taylor** – I think if there is a real concern about speeding 67 on a 30 it is unsafe for them to cross the road just to get their mail.

**Moe Davenport** – Understood.

**David Taylor** - There is no time for a car or for them to see each other at that kind of speed.

**Development Advisory Committee Minutes  
December 4, 2019  
Page 18 of 18**

**Moe Davenport** – Right.

**Mary Monk** – And, you have them coming from both ends because I'm right in the middle.

**Moe Davenport** – Robin, they are proposing a parsonage too so we might look for another address. We will work together.

**Robin Wales** – Yes, lot 7 2316.

**Moe Davenport** – Just be cognizant of that.

**Robin Wales** – Yes

**David Taylor** – Will that have a separate address or will it be A and B?

**Robin Wales** – No, I will give that a separate address.

**David Taylor** – Ok.

**Moe Davenport** – Does anyone else have any questions or comments on this plan?

**Bill Dulaney** – I guess our best bet is to talk more about it at the other meeting?

**Moe Davenport** – We are all here today if you have any questions or comments for us or the Bishop is here if you have any questions for him I'm sure he will answer them.

**Bill Dulaney** – Well he was at the other community meeting too so, I remember his comment about putting in a round-a-bout. He said he didn't really care he was not paying for it. That was annoying.

**Moe Davenport** – Well there will be a traffic impact analysis will identify the proposed or if any required improvements. It will be obligatory to whomever develops. If there are no other questions that concludes our meeting for today.

**Meeting adjourned at 9:45 am.**