

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on February 15, 2023, at 9:00 a.m. in the Harford County Government Administration Building, 1st 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	Planning and Zoning
Cari Biscoe	Health Department
Kaliel Barmer	Planner, Development Review
Bill Snyder	Volunteer Fire & EMS
Robert Anderson	DPW Engineering
Darryl Ivins	Water and Sewer

Also in attendance:

Kate Pierce	Tory Pierce
Cora Solle	Mitch Ensor
Jeffrey Kotz	Dave Galbreath

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 projects. The meeting will then be opened up for anyone in attendance that may have questions or comments. 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.

<u>Delta Lumber Subdivision</u>	
Located on the northeast corner of Whiteford Road (MD Rte. 165) and Pylesville Road (MD Rte. 136). Tax Map 5; Parcel 66. Fifth Election District. Council District D. Planner Kaliel.	
Plan No.	P14-2023 Subdivide existing parcel to create Lots 1 and 2 / 8.06 acres / CI
Received	1/18/2023 David Galbreath / EAW Realty LLC / SWJ Realty LLC /Frederick Ward Associates

Kate Pierce – Frederick Ward Associates

We are presenting the preliminary plan for the subdivision of the Delta Lumber property located at the intersection of Route 136 and Route 165 in Whiteford. We are proposing that the 8-acre parcel be subdivided into 2 lots. Lot 1 being 3.7 acres. And Lot 2 being 4.3 acres. Both Lot 1 and Lot 2 will have access from Route 136. And both lots will remain Commercial Industrial zoned.

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Bill Snyder – Volunteer Fire & EMS

No Comments

Emergency Services – Read by Bill Snyder

Existing building located on proposed Lot 1 shall be readdressed to 2503 Whiteford Road. The existing building must display this new address number in 10”-12” address numbers where it is clearly visible for Whiteford Road. Proposed Lot 2 shall be reassigned the address of 2501 Whiteford Road. Future proposed structure must display the house number where it is clearly visible from Whiteford Road.

Health Department – Cari Biscoe

The Health Department has reviewed the preliminary plan. The plan proposes to create lots 1 & 2 from an existing improved parcel. Lot 1 is improved with an existing commercial business and lot 2 is unimproved. Both lots will be serviced by individual wells and public sewer. The plan submitted by the consultant is incomplete to allow for a comprehensive review by this office. The following must be completed for further review:

1. The consultant must indicate what the water source is for Lot 2 and if private then a proposed well shall be located meeting regulation setbacks.

Ms. Pierce said there will be a private well.

2. The existing well for Lot 1 shall be identified with the type of well construction and indicate well tag label.

Darryl Ivins - Water and Sewer

A new series of this plan is required to address the following comments, concerns and/or requirements of the Department of Public Works, Division of Water and Sewer, on the above-described project:

The future sewer connection must be an individual privately owned and maintained pressure sewer service. The exact geometry of the sewer service must be determined before this preliminary plan may be approved. The engineer must research the current sewer configuration and propose a method of connecting the new lot on the next version of this plan. A detail of the proposed connection may be necessary on this plan. A further extension of the public sewer main is not permitted.

Private utility easements must be conveyed to the appropriate property owners when the plat is recorded. The standard private easement statement must be placed on the final record plat.

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This subdivision is located in the Whiteford Sanitary Subdistrict and is subject to the requirements of Bill 96-29 as amended. Proposed Lot 2 is required to pay the annual assessment established by Bill 96-29 at the rate that is in effect at the time the building permit is applied for.

Development of this property must use an E-1 sewage grinder pump to discharge the waste into the public low-pressure sewer main.

Kaliel Barmer – Planner

- The plan proposes to subdivide exiting parcel 66 to create two lots, Lots 1 and 2. Lot 1 is being created around the existing Delta Lumber. Lot 2 is unimproved and will contain 4.335 +/- acres. This property is within a priority funding area.
- A Forest Stand Delineation Plan (FSD199-2022) was submitted to the Department of Planning and Zoning and was approved.
- Forest Conservation Plan (FCP15-2023) was submitted to the Department of Planning and Zoning. A revised version of this plan is required. The proposed clearing must be clearly identified on the Forest Conservation Plan.
- Any activity that may result in the disturbance of wetlands, their associated buffer, or streams shall require permits from the US Army Corps of Engineers and/or the Maryland Department of the Environment.
- A wavier must be submitted to the Department of Planning and Zoning for the removal of any specimen tree.

State Highway Administration – Read by Moe Davenport

The MDOT-SHA has reviewed the plan and have the following comments:

1. Construction of a continuous full-depth shoulder between the existing entrance approach shoulder and the trailing shoulder of the curb return at MD 136 Centerline Station 4+00 Rt. with corresponding SWM mitigation.
2. The dedication of right-of-way to maintain the shoulder and any supporting slopes and drainage of this additional shoulder.
3. They require the subdivision of the lot to allow a second entrance as per MDOT-SHA Access Manual Section 1.3.1.B.
4. The entrance layout on the site plan should be compliant with requirements for spacing, typical detail, minimum entrance width, minimum entrance radius, entrance grade, pavement cross-slopes, and sight distance requirements within the MDOT-SHA Access manual for a commercial entrance. Given the apparent width of right-of-way reserved for MD 165, we will require the use of the corner clearance criteria.

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Robert Anderson – DPW Engineering
Sediment Control
Required Design Standards

- MDE – Maryland Standards and Specifications for Soil Erosion and Sediment Control, Dec 2011, or latest edition.

Required Plan Approvals

- A sediment control plan is required for the development of this site.
- A grading permit is required.
- Stormwater management must be addressed.

Stormwater Management (SWM)
Required Design Standards

- MDE-Maryland Stormwater Design Manual Volumes I & II (October 2000, Revised May 2009) or latest edition.
- SWM-Harford County Code Chapter 214.

Required Plan Approvals

(All comments must be addressed to subsequent submittals)

- SWM Concept Plan
- SWM Site Development
- SWM Final Plan (approval required before issuance of grading permit)

Required Permits

- Grading (needs final SWM plan approval before issuance)
- Stormwater Management permit
- Note: Building permits require SWM permits before issuance
- Note: Use & Occupancy permits require SWM facilities to be constructed and inspected.

Required Easements

- A 20' wide access easement is required to the stormwater management facility for maintenance purposes.

Outfall Investigation

- A suitable outfall must be provided for the stormwater management facility and shall be approved at the time of final design.
- Additional topo shall be shown for the outfall to ensure that the adjacent property owner will not be adversely affected by runoff from the site.

Maintenance

- Maintenance of the stormwater management facility is the responsibility of the lot owner and shall be stipulated in the association documents.

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- Practices located on individual lots are the maintenance responsibility of the owner.

SWM Design Comments

- A Stormwater Management Concept Plan has been submitted for review and must be approved before preliminary plan approval.
- Stormwater Management shall be provided and designed to the redevelopment criteria of the Harford County Code and the 2000 Design Manual as amended.
- Stormwater management practices designed for and located on individual lots shall be constructed and inspected before the issuance of use and occupancy permits.
- Discharge pipe locations for any stormwater management facilities must be shown on the plan.
- The need for an Industrial Stormwater NPDES (National Pollutant Discharge Elimination System) Permit through the Maryland Department of the Environment shall be investigated by the engineer.
- Further specific comments will be provided when proposed development plans are submitted.

Public Comments:

No Comments

Meeting adjourned at 9:11 am.