

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on April 1, 2020 virtually at 9:00 a.m. in the Harford County Government Administration Building, 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
Darryl Ivins	DPW Water & Sewer
Mike Rist	DPW Engineering
Missy Valentino	Board of Education
Paul Magness	Parks & Recreation
Jenni Daniels	Planner, Development Review
Lori Pietrowski	Administrative Specialist

Also in attendance:

Chris Shipley	Brian Collins
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Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to our first virtual meeting. Mr. Davenport introduced everyone in attendance. 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 minutes are recorded and will also be published to the Department of Planning and Zoning's website.

4606 APPLIANCE DRIVE LOT 36

Located east of Brass Mill Road; on the south side of Appliance Drive. Tax Map 58; Parcel 247. First Election District. Council District F. Planner Jenni.

Plan No.	S99-2020	Development of a 256,440 sq ft warehouse with 12,740 sq ft of office space/14.9 acres/GI
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Received	03-04-2020	4606 Appliance Drive, LLC/KCI Technologies, Inc.
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Verbatim Transcript

Brian Collins – KCI Technologies, Inc.

The consultant described the development as a 256,440 square foot warehouse with 12,740 square feet of office space on 14.9 acres zoned GI located at 4606 Appliance Drive.

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Darryl Ivins – Water & 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 submerged gravel wetland at the southeast corner of the site must be reconfigured so that it does not encroach on the drainage and utility easement for the existing water and sewer lines.

A new water service connection to the main in the street will not be allowed. There are two existing water services to this property. One of them must be used to provide service to the proposed building. Show the connection to one of the existing water services on the next series of the plan.

The unused large diameter water service must be abandoned at the main in accordance with standard Harford County abandonment procedures. The existing small diameter water service to this property must also be abandoned. This work must be shown and described on the utility drawings submitted with the Commercial Service Application.

If the private water main along the front of the building is to remain in the location shown, then the existing 25' wide drainage and utility easement along the front property line must be eliminated by revising the record plat for this lot. Otherwise, remove the private water main from the front of the building. Also, if the record plat is planned to be revised for any other reason, the existing 25' wide easement must be abandoned.

The existing sewer service that connects to sewer manhole SMH24 of contract 9333 shall be used to serve this project. The next series of the plan shall show the new method of serving the proposed building.

A sampling manhole shall be installed on the sewer service at the edge of the drainage and utility easement.

Since the proposed uses in the building on this site are not yet known, it is likely that the water meter will be required to be installed inside the building. The location of the meter setting and backflow preventer will be determined at the time of the Commercial Service Application. If an inside meter setting is required, locate the water service to the building to minimize the length of the unmetered private water service. If an outside meter is required, it shall be located within a public drainage and utility easement.

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Any sewer cleanouts that are located within the paved area shall be installed using the County cleanout in paving detail S-28. The detail shall be shown on the utility plan and referenced on the plan and/or profile drawing.

The construction contract numbers for the existing utilities shall be shown on the drawing submitted with the Commercial Application.

A Commercial Service Application must be completed by the owner and approved by Harford County before a building permit will be issued for this project. The Commercial Service Application Number 20084 must be added to the title block of the site plan submitted with the Application for approval. Contact the Division of Water and Sewer Administration and Permitting Section at 410-638-3300 for additional information.

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 quantity management has been provided in the regional facility.
3. Additional management must be provided for this site in accordance with the 2000 Design Manual as amended by Supplement 1.
4. A stormwater management concept plan has been submitted for review. Comments must be addressed on subsequent stormwater plan submittals.
5. 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.
6. Maintenance of the regional management facility (facilities) is (are) the responsibility of the lot owner (s) and shall be stipulated in the association documents.
7. Practices located on individual lots are the maintenance responsibility of the lot owner.
8. A commercial access permit is required for the site entrances.
9. The entrance widths shall be 35' with 35' minimum curb radii.

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10. The easterly entrance shall intersect radial to the cul-de-sac. The existing inlet located at the westerly entrance will require relocation and shall be located upgrade of the curb return. The existing entrances shall be eliminated utilizing curb and gutter.
11. All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.
12. A utility permit will be required for the construction of the stormdrain and water connection within the County right-of-way.

Missy Valentino – Board of Education

No comment.

Paul Magness – Parks & Recreation

No comment.

Jenni Daniels – Planner

1. This plan proposes to develop a 256,440 square foot warehouse with 12,740 square feet of office space on a 14.90+/- acre lot in the GI zoning district.
2. The Board of Appeals case number 2302 noted on the plan is incorrect. This case does not apply to 4606 Appliance Drive.
3. A Community Input Meeting (CIM) was held on February 25, 2020. Meeting minutes were forwarded to the Department of Planning and Zoning for addition to the project file.
4. The election district is not given. This information shall be shown on all future plans.
5. The Landscape plan (L100-2020) submitted cannot be approved at this time. A detailed cost estimate shall be provided to the Department of Planning and Zoning before further review.
6. A photometric plan shall be 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.

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7. All proposed signage shall conform to the Sign Code. Permits shall be obtained from the Department of Planning and Zoning.

Meeting adjourned at 9:24 am.