

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on July 6, 2022, 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	Chairman, DAC
Robert Anderson	DPW Engineering
Quintin Cornwell	Soil Conservation
Jenni Daniels	Planner, Development Review
Jennifer Freeman	Planning and Zoning

Also in attendance:

David Taylor	J. Van Deusen
--------------	---------------

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 each 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. 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>Two Black Dogs, LLC</u>		
Located on the north side of Conowingo Road (US Route 1), east of Ady Road (MD Route 543). Tax Map 34; Parcel 41. Third Election District. Council District D. Planner Jenni.		
Plan No.	S258-2022	8,038 s.f. warehouse / 2.11 acres / B3/AG
Received	06/6/2022	Two Black Dogs, LLC / David G. Taylor & Associates, LLC

David Taylor – David G. Taylor & Associates, LLC

This property is located on Conowingo Road, the Hickory Area. 2218 Conowingo Road. The owner is Jay Van Deusen. He also owns the property next door, which has been in operation a few years. And he purchased this property here. There is an extension of his operations. It is proposed to be a warehouse type building. One or two employees, if that. Minimum parking requirements. It is zoned AG. It is kind of a weird, shaped property. The back half is AG. You have the septic reserve area platted already. And the front is B3. We are proposing an 8,038 s. f. warehouse building. It is a very narrow piece of property. It took a little bit of finagling to kind of fit everything in. So, what we are proposing is a gravel wetland facility kind of parallel to this stream, which starts right here. That is from the other side. This is the pipe and then right about here we start getting some base flow to run down. In order to make the grades we have got what is called gravity wall. It is a type of retaining wall, which is 3 or 4 feet high. And then you got the building. So, parking in the front with a small office. Some

Development Advisory Committee Minutes
July 6, 2022
Page 2 of 5

additional parking in the back. We are also maintaining an access easement that runs to the back. That is to both septic reserve areas. This one being part of this lot. As well as for access to the back. Pretty much loading in and out of the building will be along the side. We have had several meetings with State Highway to come up with this continuation of the curb line and a location of the entrance. We are going to need to work with the Health Department. They wanted 2 alternative well locations shown in case one work. But in doing that, he was moving things around and the tank, I think, is going to have to be moved up the hill away from the streams. So, I will work with them on that.

Robert Anderson – DPW Engineering

We will be requiring a new series.

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.

Development Advisory Committee Minutes
July 6, 2022
Page 3 of 5

- An easement agreement or letter of understanding is required for grading on the adjacent property

Outfall Investigation

- Suitable outfalls 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.
- 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.
- A maintenance inspection shall be conducted for the pond providing stormwater management for the site. Any items listed on the inspection report shall be completed as a condition of the grading permit for the site.
- 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.
- Please check SWM Design Guidelines for submerged gravel wetlands that width vs. length ratios are met.
- EP3 outfall appears to be short circulating, please revise design inflow locations.

Quintin Cornwell – Harford Soil Conservation District

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 an additional level of controls may be needed, and Tier II buffers are utilized and shown on the plans for this site. Please contact Angel Valdez of Maryland Department of the Environment for more information and recommendations. A NOI permit is required from MDE when a project disturbs more than 1 acre. Please contact MDE for more information about the NOI permit process. Is the site disturbance 1.2?

Mr. Taylor said it is not much.

Development Advisory Committee Minutes
July 6, 2022
Page 4 of 5

Mr. Cornwell said I think the total site is 2 acres, that you noted. It is a large soil management study. The way the grades divide, I would probably look at it as a trapping device. I would take advantage of any natural storage or creative storage that might be there. And protecting the inflows to the stormwater management facility.

Jenni Daniels – Planner

- This plan proposes to develop an 8,038-sf warehouse on 2.11+/- acres.
- The property is split-zoned B3 and Agricultural. The proposed warehouse use is permitted within the B3 zoning district, however it is not a permitted use within Agricultural zoning. Any future expansion shall not permit anything associated with the warehouse within the AG-zoned area of the property other than utilities and stormwater management.
- The 30' front yard setback does not appear to be measured correctly. This measurement shall be corrected on any future versions and the final plat.
- A Forest Conservation Plan has been submitted and is under review.
- The landscape plan submitted to the Department of Planning and Zoning cannot be approved at this time. A detailed cost-estimate shall be provided to the Department prior to further review.
- All proposed signage shall conform to the Sign Code. Permits shall be obtained from the Department of Planning and Zoning.

Emergency Services – Read by Moe Davenport

Proposed warehouse building is to be addressed as 2218 Conowingo Road. The proposed building must display 10" – 12" address numbers, the address must be clearly visible from Conowingo Road. "Public safety wireless radio communications inside a building is essential to the safety of those occupying the structure as well as fire, law enforcement and emergency medical providers responding to a call for help. Buildings that are greater than 5,000 square feet, higher than 50 feet, contain underground storage or parking and are constructed of materials that impede wireless radio signals that may adversely affect the response of public safety providers. Please consider including wiring, electrical connections and other infrastructure that may be needed for an in-building 700/800 MHz amplifier. Department of Emergency Services will test coverage in your facility once construction is finished. Call 410-638-4900 for this assistance." Please advise if the 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
July 6, 2022
Page 5 of 5

Mr. Davenport said I see you have received the Health Department comments and you are working directly with them.

Public Comments:

No Comments

Meeting adjourned at 9:16 am.