

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on October 18, 2023, at 9:00 a.m. in the County Council Chambers, 212 South Bond 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
Bill Snyder	Volunteer Fire & EMS
Cari Biscoe	Health Department
Darryl Ivins	Water and Sewer
Jenni Daniels	Planner, Development Review

Also in attendance:

Bob Capalongo
J. Martin

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.

Take 5 Oil Change

Located on the north side of Bel Air South Parkway, in-between Blue Spruce Drive and Vietnam Veterans Memorial Highway (MD Rte. 24). Tax Map 56; Parcel 61. First Election District. Council District C. Planner Jenni.

Plan No.	S388-2023	Construct 1,738 S.F. auto service facility / 3.30 acres / B3
Received	9/20/2023	EN Engineering, LLC / Bel Air South Commercial, LLC / Two Oil 5, LLC

Bob Capalongo – EN Engineering, LLC

The site is an old First Mariner Bank site at the intersection of Route 24 and Bel Air South Parkway. The proposal is to tear down the existing bank and replace it with a Take 5 Oil Change which is similar to a Jiffy Lube type use. We are limiting the disturbance as much as possible. We are keeping most of the existing infrastructure, paving, parking, and utilities. We are tearing down the old building and putting up a new and tying things in and meeting the requirements.

**Development Advisory Committee Minutes
October 18, 2023
Page 2 of 3**

Bill Snyder – Volunteer Fire & EMS

Recommend the use of non-combustible landscaping directly next to the building. Recommend Knox Key Box to be installed. Attached is ordering information.

Emergency Services – Read by Bill Snyder

The address shall be 12A Bel Air South Parkway. The proposed building must display 10”-12” address numbers and letters, the address must be clearly visible from Bel Air South Parkway. Signs with directional arrows displaying the address shall be marked at any point the drive splits to identify each building’s address.

Health Department – Cari Biscoe

The Health Department has extended its approval for the plan. The site is located on the northside of Bel Air Sough Parkway, in-between Blue Spruce Drive and Vietnam Veterans Memorial Highway. The plan proposes to construct a 1,738 sq. ft building of automobile services on an existing lot. The site is serviced by Harford County public water and sewer. This office has the following comments regarding this proposal.

1. 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.
2. Various permits from the Maryland Department of the Environment may be required depending on the services provided. It is the owner’s responsibility to be aware of these regulatory requirements and for obtaining them.
3. Additional comments from this office will be provided at the time of the building permit or certificate of 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.
4. Automotive services that store more than 1,000 gallons of waste oil will require an Oil Operations Permit from MDE, Waste Management Administration. Uses that involve auto body repair and painting may require an MDE Aire quality permit from the Air and Radiation management Administration prior to construction.

Darryl Ivins - Water and Sewer

The following comments shall be included as conditions of Site Plan approval for the above-described project:

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

Development Advisory Committee Minutes
October 18, 2023
Page 3 of 3

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 20298 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.

Jenni Daniels – Planner

1. The purpose of this plan is to construct a 1,738 square foot auto service facility on 3.30+/- acres in the B3 zoning district.
2. This project is exempt from the Harford County Forest and Tree Conservation Regulations because the lot received its grading permit prior to January 1, 1992.
3. A landscape and photometric plan have been submitted to the Department of Planning and Zoning for review.
4. Any new versions of the plans shall correct the name of the adjacent road to Blue Spruce Drive.
5. All proposed signage shall conform to the Sign Code. Permits shall be obtained from the Department of Planning and Zoning.

Public Comments:

No Comments.

Meeting adjourned at 9:06 am.