

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on November 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
Clarence Cullum	Soil Conservation
Adam Fetterman	Health Department
Robert Anderson	DPW Engineering
Darryl Ivins	Water and Sewer
Bill Snyder	Volunteer Fire & EMS
Gabriel Patino	DPW Engineering
Eric Vacek	Planner, Development Review
Crysta Draayer	Planner, Development Review
Jenni Daniels	Planner, Development Review

Also in attendance:

John Lambert	Stephen Young
Kenny Anderson	Mitchell McKaughan
Alice Jones	Gloria Moon
Kyle Mostik	Russ Becker
Keegan Throop	Aurora Kahoe
Dusti Ferguson	Dan Spiker
John Gonzalez	Alan Trebes

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 consultants for the each 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.

Miller Chemical 2 MW AC Solar Project

Located on the northeast side of Whiteford Road (MD RTE. 136), southeast side of Pylesville Road (MD RTE.165).

Tax Map 5; Parcel 31. First Election District. Council District D. Planner Crysta.

Plan No. S415-2023 Construct 2 MW Solar Array / 33.85 acres. / GI

Received 10/18/2023 ARM Group LLC / SSI Miller Solar LLC / Whiteford MD LLC.

Kyle Mostik – ARM Group LLC

I am with the ARM Group LLC. We are the engineering and consultant firm for the applicant. The applicant is SSI Miller Solar. We also have two representatives, Keegan Throop and Russ Becker, he is a separate consultant also. He has been involved with some of the environmental work and capping work that was with the project that I will get into here. It is Miller Chemical. It is a 2 MW AC Solar Project. It is located near Whiteford, Harford County. If anyone is familiar with where this is located. It is in Whiteford. It is on the corner near Pylesville Road. Those are State Routes 165 and 136. Basically, it is a 34-acre parcel, General Industrial zoning. Roughly half the parcel is forested. I haven't visited the site. I am not familiar as much with its history. My understanding is it used to be a facility located here, I believe it was chemical storage. It has since been removed. There were some issues as far as the chemical storage. So, the project did go through a capping plan that was before the project we are proposing here. We do have a hashed area shown where the site was capped. It was impermeable soil capped on this site. It is outlined here in hash marks. The majority of the drainage features wetlands. Wetlands were delineated. Some of these drainage features here shown are channelized upgraded features that were installed during the cap project just to promote stormwater drainage onsite. Now the site is just currently a vacant lot. It is a capped brownfield site. It is a good candidate, good benefits use for solar to use this property that previously had some environmental issues. To the proposed conditions. It is a 34-acre parcel, roughly 9 acres will be devoted to solar development. This is a community solar energy generating system that they do have preliminary interconnection approval. Subscriber organization if completed. It is a community solar project, roughly 9 acres total. The solar array itself, due to some of the site features and some of the capping that was done on site, this would be a ballasted system. So basically, what that means you want to add post penetrations due to the soil capping. Some of the solar features will be subject to final electrical, mechanical design but your ballast is typically just Gavian baskets or concrete structures the way that holds the solar array in place. Due to the capping onsite, any electrical utilities will also be above grade using cable trays to a centralized equipment pad. Overall, the impervious here is basically limited, just the access road and the equipment pad. Electrical utilities would be above grade for the array. From the equipment pad then you will have some underground utilities that will go to a series of poles. The poles will be for your interconnection and then it will tie into existing utility infrastructure your interconnection. That is basically an overview of this solar array. I don't know if Mr. Becker wants to add anything as far as proposed conditions or as far as capping plan that was completed for the project to date.

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Russ Becker said a direct consultant with the former owner of the site. So this work was all done under approval with Maryland Department of the Environment. There had been soil contamination with some of the former operations that were removed and demolished prior to our ownership. So, the cap itself is a clay cap. It is shown on a portion of the site that's been installed and that work has been completed. Of course, there is a deep restriction now associated with the cap. There is soil management required with any kind of penetration. So obviously with the solar use and what they are projecting here, it is a very good use of the property where it isn't going to interfere with the cap itself. That work has been completed. We are finalizing the closure reports with Maryland Department of the Environment. This proposal will not interfere with the work that has been completed.

Bill Snyder – Volunteer Fire & EMS

Knox Key Box should be installed at an area near the gated entrance from Rt. 136. See attached memo for ordering instructions. Will there be a path throughout the project where apparatus can travel to reach all parts of the solar farm?

Mr. Mostik said if you are looking here you will have a Knox Box. It will be a gravel access here off of Whiteford Road. Gravel access to your main equipment pad area. Then from there you will have grass access rows inside your fence line. We have roughly 20-foot distance between the panels and the fence line. You will be able to access the entire perimeter of the site. We do have cable trays, but you would still be able to access the entire perimeter and in between any rows or anything like that for fire concerns.

When project is completed please contact Tom Gray (Chief of Whiteford Fire Company) to set-up a walk-thru of the property and to identify safety and shut-down procedures.

Emergency Services – Read by Bill Snyder

The proposed solar panel area shall remain addressed as 2425 Whiteford Road. The address must be displayed where it is clearly visible from Whiteford Road. Signage displaying the address shall be installed at the entrance to the access drive.

Clarence Cullum – Harford Soil Conservation District

The proposed construction will require an adequate sediment and erosion control plan. The erosion control plan must meet the minimum standards per the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. The sediment and erosion control plan must be integrated with the SWM strategy during the design phases. Prior to "Final Plan" submission for erosion and sediment control review, please provide our office with the district plan review fee and voucher. The site appears to propose disturbances greater than 1 acre. Please note in the event the total disturbed acreage exceeds 1 acre or more an NOI permit is required from MDE. Please contact MDE for more information about the NOI permit process. The three stream crossings you have, are they permanent?

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Mr. Mostik said they would be permanent.

Mr. Cullum asked and they will be built for EMS.

Mr. Mostik said the thought is these would be rip rap aggregate crossing.

Mr. Cullum said and you are obviously aware you would need an MDE permit for those.

Mr. Mostik said yes. I was going to add. As far as conservation wise, stormwater management. Stormwater management for this site will be designed in accordance to MDE ESD requirements. This site does qualify for disconnection of the array area, so the majority of this stormwater management will be a grass channel to capture any new impervious area. That will be treated infiltrated using proposed infiltration berm. There will obviously be more information provided. We are going to review with Public Works, obviously.

Mr. Cullum asked do you anticipate this to be constructed all in one phase.

Mr. Mostik said that would be the plan.

Adam Fetterman - Health Department

The site plan as submitted by the consultant on October 20, 2023, required additional information to allow for the comprehensive review of this proposal. In order for the HCHD to continue its review, the following information must be submitted.

1. HCHD records and satellite imaging indicate that a white office building exists on the property. Clarify if this building will remain on the property. If so, provide additional information regarding the current and future use of this building.
2. HCHD records indicate that during past demolition projects, the white office building remained connected to an onsite water well on the property. The initial site plan does not show the location of this well. An updated site plan must be submitted to the HCHD that shows the location of the water well on the property. The site plan must show the 100-foot radius of the well, identify the construction type of the well, and show the well tag number of the well if available. Furthermore, provide verification showing that all previously existing on-site disposal systems have been properly abandoned.
3. Show the locations of any wells and/or Onsite Sewage Disposal Systems within 200 feet of the property. If there are none, a comment must be added to the plan indicating that there are no wells or septic systems within 200 feet of the property.
4. HCHD records indicate that the property has a history of contamination from hazardous materials. Prior to the HCHD's approval of the plan, approval of the project must be granted by Maryland Department of the Environment, Land Restoration Program in order to verify that the project does not pose a threat of further contamination. Once the MDE Land Restoration Program has approved the project, written documentation from MDE must be submitted to the HCHD for review. The MDE, Land Restoration Program

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can be reached by phone.

The HCHD will update our comments upon receipt of the above information. If the owner/developer has any questions, they may contact our office at their earliest convenience.

Mr. Mostik said I am assuming the building you are referring to is probably this one right here near the front entrance.

Mr. Fetterman said yes.

Mr. Mostik said I am not aware of a water well. I know there is a monitoring well for this site and there are also six other locations. I am assuming Mr. Becker there will be also some other monitoring well locations over the history of the capping would possibly be added.

Mr. Becker said right. There is an ongoing obligation for groundwater monitoring as part of the completion report for the remedial work. So, there are going to be 7 monitoring wells that will remain onsite for a period of, I think, a couple of years. So, we will work together to make sure those records are transmitted. I am not aware of the actual older water wells. There are some other monitoring wells.

Mr. Mostik said the monitoring wells will remain as part of the capping plan. It will avoid the solar array. That structure, my assumption would be, would remain outside of the fence and outside of the project and then use the general commons. Once in operation following construction, this will be unmanned so obviously we won't have any water or sewage facilities associated with it. But we can certainly provide the rest of the information.

Darryl Ivins - Water and Sewer

The following comments shall be included as conditions of Site Plan approval for the above-described project: The existing pressure sewer connection to this property along Route 136 shall be protected during construction of the proposed improvements.

Mr. Mostik said like a construction fence or something like that.

Mr. Ivins said just as long as it doesn't get hit with construction equipment. Construction will be identified by one or two handle lids close together just off the edge of the State Highway.

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.

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- 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 Plan
- 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.
- 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.
- Discharge pipe locations for any stormwater management facilities must be shown on the plan.
- The need for an Industrial Stormwater NPDES Permit through the Maryland Department of the Environment shall be investigated by the engineer.

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- Must follow MDE's SWM Guidelines for Solar Project.

Gabriel Patino – DPW Engineering

No Comments.

Crysta Draayer – Planner

1. This plan proposes to construct a 2 MW Solar Array.
2. A new version of the Site Plan is required to address the following:
 - a. The required Buffer Yards must be delineated on the site plan.
 - b. The site plan does not identify nor indicate the proposed disposition of the remaining one-story early 20th century office building on the property, which was listed as a contributing resource to the Whiteford-Cardiff National Register Historic District (HA-1748) in 2005. Please revise to identify the contributing office building and indicate its proposed disposition as part of this project. If the project is receiving federal funding or requires a federal permit, the applicant should consult with MHT regarding whether a Section 106 review is required.
 - c. All nontidal wetlands and tributary streams shall receive a 75' Natural Resource District buffer.
 - d. All waters of the state (tributary streams) have a 50' flood protection setback.
 - e. The Flood Note should reference FEMA FIRM Panel 24025C0055E, effective date 4/19/2016. Zone X-unshaded (outside of identified special flood hazard areas).
 - f. The already approved Forest Conservation Plan (FCP332-2019) depicts Forest Retention Areas. These areas must be shown on the Site Plan. If the Site Plan will require encroachment into and clearing of any parts of the Forest Retention Areas, a revised Forest Conservation Plan will be required.
 - g. The approved FCP also shows the presence of specimen trees that, based on the site plan, may end up needing to be removed, but were not proposed to be removed as part of the FCP approval. The future removal of any specimen trees will require a specimen tree waiver request to be submitted to the Department of Planning and Zoning for each specimen tree to be removed, addressing the waiver conditions listed in the Harford County Code Article VI Forest and Tree Conservation, Section 267-39 Retention and Afforestation, F(1) through F(6).
3. Design Requirement Note 3 states that existing vegetation will be utilized to satisfy landscaping/buffer requirements. A Landscape Plan showing this must still be submitted to the Department of Planning and Zoning for review and approval.
4. No signage is proposed at this time. If signage is proposed in the future, it must conform to the Sign Code and permits shall be obtained from the Department of Planning and

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Zoning.

SHA – Read by Moe Davenport

Regarding layout of the site, SHA has no objection however, SHA will require access permit plans towards the issuance of an access permit. We would like to note the following be considered during the design of the access permit plans:

- The new entrance will tie into the edge of the shoulder widening.
- The entrance itself will need to be curb 17' wide paved entrance which paving section will be determined during the access permit plan review. It is recommended that the design engineer use a mountable curb entrance.
- The plan shows the entrance as being gravel. The proposed entrance must be full depth paving as determined by SHA during the Access Plan review.
- There is a significant amount of overgrowth along the property frontage which must be cleared and should be noted on the access permit plans.

If there are any questions, please contact Ms. Teresa Eller.

Public Comments:

Mr. Lambert said from my understanding, first, I believe this is not an approved project. It is in the approval process. Is that correct?

Mr. Davenport said this is the beginning of our approval process.

Mr. Lambert said I am not for or against the project. I am very in favor of solar. I think it is a great thing. But I am concerned about the visual in Whiteford having an industrial solar project right there at the major intersection. As I understand it, this is or was a superfund site. Is that correct?

Mr. Davenport said I understand the chemical plant had environmental issues that regulated through MDE and remediation has been done through the state and federal organizations to regulate that.

Mr. Lambert said are there any regulations based on that previous Superfund site.

Mr. Davenport said MDE will have to authorize. They have authorized the remediation of the site, and they would have to authorize how the solar arrays are put on this site. And the impact to that remediation that is existing. As the Health Department has indicated, they need MDE's concurrence that this is an approved accepted use in regards to the remediation.

Mr. Lambert said regarding the remediation. It was mentioned that there will be wells for testing. What happens if something comes up and shows chemicals in the ground after the solar array is already installed?

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Mr. Davenport said MDE is not here today to answer that question. MDE is going to regulate the remediation and those wells are a requirement of MDE.

Mr. Fetterman said I would need to get back to you with more information on that. The monitoring wells are part of an ongoing obligation to sample the site routinely to make sure to monitor chemical levels. Any spike that might happen, the enforcement would come from the state directly from MDE. So, I can't comment exactly what their protocol for following them would be.

Mr. Lambert said my concern is, if chemicals are found after the site is built, how is that handled? So, I'd like to know. I'm curious. Who owns the site now?

Mr. Mostik said the site is currently owned and then it would be by either Whiteford, the name on the application. And it would be purchased following the project approval by SSI Miller Chemical Solar.

Mr. Lambert said okay. So Whiteford whatever owns it and Miller Solar is the lease.

Mr. Mostik said they will purchase it. It will be conditionally purchased upon project approval.

Mr. Davenport said so they have a contract to purchase the property based on the approval of this project.

Mr. Mostik said right.

Mr. Lambert asked what is the length of time for this project. Not for building, for operations.

Mr. Mostik said projects to vary. I would say with the proposed equipment, you are probably looking at a life of 20 to 30 years following completion.

Mr. Lambert said and what happens after that life.

Mr. Mostik said there will be an O & M manual, and a decommissioning plan will be provided obviously. I am sure there is bonding involved with the county. It will be removed in accordance with those decommissioning plans.

Mr. Lambert said and the time for building. What is the expected schedule, assuming it gets approval.

Mr. Mostik said typically for a project size of 2 megawatts, pending any volatility with the equipment. With the different things going on with the markets and industries. I would say this would probably be 6-to-12-month process from start to finish. This is also, again, pending interconnection with this as well.

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Mr. Young said my question to this is just what this man said. Right now you are dealing with a chemical factory that was there and everything that went on with that. Is there cadmium in the water or what is going on? Because listen, that is a big deal. But anyway, the decommission, who is going to pay for the decommission. And is there going to be an environmental impact on the solar panels that are going to be gotten rid of and what that is going to do to the environment? How is that process done? And who is going to pay for that decommission?

Mr. Davenport said this is General Industrial. On our typical community solar projects, we would have a bond for the decommissioning. The code does not currently require a bond for the decommissioning. It would be up to the owners for decommissioning.

Mr. Young said I am sitting here listening. Here we are going down that rabbit hole again. This company is going to make money from that project for 20 years and then when they are done they are going to walk away with it, with environmental impact. Because everybody knows it is going to be hard to get rid of those panels. And my question is why should Harford County pick up the cost of that decommission. I mean or our bond. I mean there should be your planning, zoning and planning is about let's facilitate this structure. In that structure there should be something in that planning of deconstruction when it is done. Who is going to pay for that? I mean, the bond and all. I look at stuff like this and I think to myself let's look at the long picture. It is probably not your job to worry about what we do when it is done. Your job is what are we going to do to like facilitate this company to make money is our area. But somebody has to look at what goes down on the other side.

Mr. Davenport said I would suggest it is most likely going to be new panels put up in 20 or 30 years.

Mr. Young said but something is going to do something with the old panels. What is the environmental impact with that? Everyone is talking about like solar, solar, solar, wind, wind, wind. I am from the area where I know that everything doesn't last forever. Sooner or later, these big windmills they are building, are going to have to be taken down. The blades taking on, everything wears out. Something is going to have to be done with that stuff. Nobody is thinking about that. That is my concern because I know what these solar panels are made of.

Ms. Moon said do you have for the record, the MDE contact for the monitoring wells so that an individual can check on it.

Mr. Fetterman said I have the phone number for the land restoration program, who was in charge of monitoring the cleanup.

Ms. Moon said do you have the name.

Mr. Fetterman said I don't have the contacts name with me right now. But that is something that we could find.

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Mr. Davenport said contact Mr. Fetterman.

Lands of Magnolia 622, LLC

Located on the east side of Magnolia Road (MD RTE. 152), south of Trimble Road.

Tax Map 69; Parcel 274. First Election District. Council District A. Planner Jenni.

Plan No. S416-2023 Construct Landscape Business Facility / 3.839 acres. / CI

Received 10/18/2023 Karins & Associates/ Magnolia 622, LLC.

John Gonzales – Karins & Associates

I am an engineer at Karins & Associates. We are here to present on behalf of our client. His plan is for the property that he purchased on Magnolia Road. It is for the construction of a landscape business at which he can operate. The property is located on the east side of Magnolia Road, south of Trimble Road. The property area is 3.839 acres and is zoned Commercial Industrial. The proposed project will involve the construction of an area for landscape business for which Mr. Sandbeck can run his field operations. There will be no retail activity such as the sale of plants or any hardscaping material. That will be conducted from the site. Mr. Sandbeck has started work on this project and then he had run into some violation notices from Planning and Zoning. At which time when he got those notices, he stopped the work that we was doing. He gave us a call and we have been working since then with Planning and Zoning and also with the Maryland Department of the Environment and Mr. Sandbeck to work to get his site back into compliance. That is what we are in the process of doing right now. We had some discussions with Planning and Zoning on the operations out there. We have had some discussions with the Maryland Department of the Environment. We did a site investigation. They provided us with some remediations measures they wanted us to do. Mr. Sandbeck went out and did them in accordance with what MDE wanted. We are now in the process of going through the plan review. The project is going to involve removing some of the gravel areas that are within the Natural Resource District areas. They are going to be replaced with some planting and trees which are shown on the Forest Conservation Plan, which has been submitted. We also submitted our Stormwater Management Concept Plan for review. We also submitted our Landscape Plan as well, which is going to show some additional plantings and will be planted outside the NRD area. We will be applying for a State Highway Access permit. He had started constructing an access also off of Magnolia Road. I did inform him that he would have to go through the State Highway access permit so we could get the entrances constructed into compliance with the State Highway requirements. So, we are going to be going through that process to do that. There is a 24-inch sanitary sewer on the east side of Magnolia Road. We would like to tie into one of the manholes of the 6-inch sanitary service connection coming out of a trailer office building that he is going to put up onsite. There is no public water in the area so we are going to propose to drill a well. The anticipated water and sewer usages should be minimal. I'll just give a name for the operations. He is going to have people coming in the morning, picking up equipment, going out to do their landscape business, then come back at the end of the day and go home from there. We have been in communications with the Health Department. The plan we are working on, we did add a one hundred foot well radius to the plan.

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Well radius is entirely on the property. When we started this project, we had reached out to the Health Department for records of well and septic systems on adjacent properties and there wasn't a whole lot of information that was available. But what we got, we put on the plans. So, we did make the attempts to get those records.

Bill Snyder – Volunteer Fire & EMS

No Comments.

Emergency Services – Read by Bill Snyder

Lot shall be addressed 109 Magnolia Road. Address number must be displayed on a sign at the entry where it is clearly visible from Magnolia Road.

Clarence Cullum – Harford Soil Conservation District

An adequate sediment and erosion control plan is required for this site. The erosion control plan must meet the minimum standards per the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. The sediment and erosion control plan must be integrated with the SWM strategy during the design phases. Prior to "Final Plan" submission for erosion and sediment control review, please provide our office with the district plan review fee and voucher. Please note in the event the total disturbed acreage exceeds 1 acre or more an NOI permit is required from MDE. Please contact MDE for more information about the NOI permit process.

Adam Fetterman - Health Department

The site plan as submitted by the consultant on October 20, 2023, required additional information to allow for the comprehensive review of this proposal. In order for the HCHD to continue its review, the following information must be submitted:

1. Submit a site plan which includes the one hundred foot well radius.
2. Clarify the total number of full and part-time employees that the proposed facility will service. Include in this description the number of employees per shift, and the number of shifts per day/week. Clarify if the facility will be available to members of the general public or if the facility will serve employees only. This information is required in order to assign the appropriate classification to the potential public water system designation of the proposed well.
3. Provide a description of the proposed containers and bins that are shown on the plan. Will these have permanent foundations? What items will be stored here?

The Harford County Health Department will provide further comments upon receipt of future building permits for the proposed project. If the owner/developer has any questions, they may contact our office at their earliest convenience.

Darryl Ivins - Water and Sewer

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

A sewer cleanout shall be installed on the sewer service at the edge of the public drainage and utility easement to delineate the limits of County maintenance.

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.

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 20306 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.

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

Required Permits

- Grading (needs final SWM plan approval before issuance)
- Stormwater Management permit

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- 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.
- Show proposed storm drain.

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.
- 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 Permit through the Maryland Department of the Environment shall be investigated by the engineer.

Gabriel Patino – DPW Engineering

No Comments.

Jenni Daniels – Planner

1. The purpose of this plan is to construct a landscaping facility on 3.839+/- acres in the CI zoning district.
2. This project is subject to the Harford County Forest and Tree Conservation Regulations. No reforestation is required for this project due to the Forest Conservation Act, however 0.34 acres of reforestation will be planted to restore unapproved clearing within the Natural Resources District. The installation of fences will be required along the restoration areas.

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3. The site plan cannot be approved as submitted. The approved Forest Stand Delineation (FSD160-2023) and the submitted Forest Conservation Plan show the Natural Resources district extending into the area of the proposed trailer parking. This line has been relocated on the site plan to accommodate the parking lot. The correct buffer line shall be shown in a new version and the trailer parking removed from this area.

Do you know if the area not associated stormwater management has been cleared by the trailer parking shown on the plan?

Mr. Gonzales said I will have to look back on that and check. I will have to get back to you.

Ms. Daniels said pretty much this area, if it has not been cleared, needs to be added to the forest retention area. If it has been cleared, it needs to be added to the reforestation area.

4. The landscape cannot be approved as submitted. Foundation plantings will be required on the west side of the proposed office. Additionally, a photometric plan and cost estimate must be provided to the Department of Planning and Zoning prior to further review. Finally, the correct Natural Resources District boundary and the relocated trailer parking shall be shown in the new version.
5. All proposed signage shall conform to the Sign Code. Permits shall be obtained from the Department of Planning and Zoning.

SHA – Read by Moe Davenport

Regarding the layout of the site, SHA has no objection. However, SHA will require access permit plans towards the issuance of an access permit. We would like to note the following to be considered during the design of the access permit plans:

- A sight-distance evaluation will be required which may lead to the proposed entrance being relocated from what is shown on the Site Plan.
- The existing shoulder will need to be widened and must be determined to be traffic bearing by the Office of Materials and Technology upon review of the Access Permit Plans. The length of the widening will be determined during the Access Plan review. Please refer to the Access manual for design standards.
- The new entrance will tie into the edge of the proposed shoulder widening.
- The entrance itself will need to be curbed and extend onto MD 152 for a distance to be determined during Access Plan review.
- An auto-turn exhibit may be required to confirm that the size of vehicle entering the site has sufficient area without impacting exiting vehicles.
- This plan should provide an address for the site.
- The plan shows the entrance as being gravel. The proposed entrance must be full depth paving as determined by SHA during the Access Plan review.

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Public Comments:

Mr. Young asked how big is this? 3 ½ acres?

Mr. Gonzales said the site itself is 3.8 acres.

Mr. Young said is that what you have cleared out already. Cut all the trees down?

Mr. Gonzales said no. The entire acreage has not been cleared.

Mr. Young said where are the 3 point some acres.

Mr. Gonzales said the 3 point some is the entire boundary...

Mr. Young said so in other words you are going... The entire what?

Mr. Gonzales said the entire boundary of the site. That is the entire site. The area that was cleared is this area down here.

Mr. Young said where your sign is at.

Mr. Gonzales said where this area is right here. This area right in here, part of the pink area right in here, and this part of the area shown that was cleared.

Mr. Young said so the part that is clear, right? Because that is amazing too. Apparently come stand there and they just cut down all the trees and start doing all that before they even have the zoning permits right. And then they get stopped because somebody down on Manolia called up and said, "What is going on down here?" That is pretty abrupt, isn't it? I mean, here we just come in and just start devastating the trees. My question is, are you talking about a road that is going to come up behind my house, 119 Magnolia Road, and go into the illegal trailer park that was put in there. That they are now using for a dump area for rollbacks from Trimble Road.

Mr. Gonzales said I don't know what you are talking about. The entrance is right here off of Magnolia Road.

Mr. Young said no. There is listen. There is a piece of property that is on Trimble Road. And then part of that property was at one time zoned Industrial. Then there was a piece of property runs south, down along Magnolia Road. It is now being used by a landscape company. That had to be rezoned, which I believe was rezoned illegally at the time because I have never seen the sign or nothing. It is Light Industrial. There are 2 different zonings. So, are you saying this is going to go into that property there?

Mr. Gonzales said no.

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Mr. Young said this is going to be a total...

Mr. Gonzales said I am not sure what you are talking about. I am not sure of the property you are talking about. I am just sure of this property. The only area that this property is going to be accessed is right through there.

Mr. Young said how far will it come off of Magnolia though? 152 is right there, right?

Mr. Gonzales said this is 152 right here.

Mr. Young said so it is right off of 152.

Mr. Gonzales said that is correct.

Mr. Davenport said approximately 150 feet, 200 feet.

Mr. Young said deep.

Mr. Davenport said yes.

Mr. Young said it is 3 acres wide.

Mr. Davenport said the entire property is 3 acres. They cleared about an acre illegally. And they are trying to get into compliance right now.

Mr. Young said I thought that was wetlands at one time.

Mr. Davenport said there are wetlands that have been identified. They crossed the stream. So, they are working with the Department of Planning and Zoning and Department of Environment to remediate those activities. They have a restoration plan which is part of this plan. Which is shown in pink here as the restoration of the impact areas, the resource areas that were impacted illegally.

Mr. Young said you know what my big issue is with Harford County. Right there is that piece of property, if you go over top of that railroad bridge for the railroad bridge, there is a piece of property right there that they come in there and was burning tires. Thank God that was stopped because it was supposed to be a trash burning replacing. So anyway, they tore that all down. You all know all about it. They tore it all down and there is that property sitting there. Why wouldn't you take him, this man go down there and use that property that is already destroyed. Trees are already ripped off of it. Why wouldn't you go down there and use that property instead of cutting down fresh trees and all. I mean, I don't understand what the big thing in Harford County is. Let's destroy as much trees and property as we can. I am just looking at that new, up there off Magnolia Road, right at the beginning, all these houses. And I look over

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and the old part of Harford County over behind the old shopping center up there in Edgewood. Has anybody in Zoning and Planning, I guess you, like I said, you guys are into like let's make it and then after it is made you don't worry about it. The whole place is falling down up there. It is dilapidated, falling down. I don't know. I just can't understand all this property on Route 40 that's not being used. Already has been deforested. And they keep going into these areas and cutting down the little bit of good trees. And listen, I am not a, what do you call it, animal. But there are animals back in there. There's deer, there is fox, there is coyote. There are turkeys. There are all kinds of animals back there. And we are going to come in there and deforest that. Listen, I am not one of these people that are like I don't want any business. People need jobs. I understand that. But you know there are ways to do things. And I think, like your County Executive Cassilly is right. What are we doing here? I mean, you just have to really look around and think to yourself, what are we doing here? It just doesn't make any sense. And look, I am against this, but I mean the business sense. Because listen, I know about that place up above me, I've been fighting with that. The drainage and people over here talking about that. That man went up there and he illegally came back onto that property that he bought along Magnolia Road, and he turned around and bulldozed and flattened it. Did all kind of problems and I called the zoning people. I called your office up here and said something. A guy said, "Oh year, let me get out there and look at it." And he went out and looked at it. And then all of a sudden I called him again because they were still doing it and everything got quiet. Apparently, somebody was interested in the guys business and whatever was going on there. And I am telling you that was all done. And I called it. Stayed about it because the drainage down there now since he took all that top of that property off it. I can't remember the name but I can remember when it was done because it was old trailers back in there. Somebody started like a rehabbing trailers in there from that road. And that went on and it laid there overgrown, trailers, kids were...

Mr. Anderson said I live right where Mr. Sandpipers is, just north. Right next door to me. And I ain't got a problem with it. Don't have one problem with him being there. I'd like to find out how I can get my place commercial and make commercial. And then he is welcome to buy it. He can have it.

Mr. Young said I have another thing. I also called the state about traffic down there. About the speed limit. It needs to be changed too. Because of the trucks going down Magnolia Road. Somebody is going to get killed by one of those dump trucks sooner or later. I mean, I told the state, you know, from Trimble Road. To begin with, it doesn't go anywhere. It is a dead end road. It goes back to Fort Hoyle Road and then it circles around and goes back up. But I told them why. Anybody sitting here know if the speed limit is 45, have fast are people going.

Repurpose Innovation Park

Located on the west side of Fort Hoyle Road, east of Haverhill Road.

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Tax Map 69; Parcel 25. First Election District. Council District A. Planner Eric.
Plan No. S419-2023 Construct five buildings totaling 192,000 SF and construct rail loading platform on existing mineral extraction & processing plant. / 44.54 acres. / GI
Received 10/18/2023 Moris & Ritchie Associates, Inc./ Harford Sands Inc.

Dan Spiker – Morris & Ritchie Associates, Inc.

I am here on behalf of the owners, Harford Sands Inc., who have owned the property for about 10 years. Prior to that for about 60 years it was a sand and gravel mining pit that currently has an active mining permit for. The property is located at 40 Fort Hoyle Road in Joppa. It abuts the Amtrak railroad tracks. Haverhill is behind it and Fort Hoyle Road is to the east of the property. Further south of the property is the Edgewood area of Aberdeen Proving Ground. Site area is 78.58 acres. And it is zoned GI/General Industrial. Existing use is mineral extraction processing and that will continue to be the proposed use. But we will add industrial or manufacturing to the west side of the property. There are some large transmission power lines that bisect the property currently that feeds the Edgewood area of Aberdeen Proving Ground. The east side of that is the existing aggregate recycling facility with scale wash rack. The purpose for bringing in poor fill and repurposing it into many different kinds of fill that can be reused, clay, sand, rubble, rock, stone. So rather than having to mine that in new facilities, that construction material can then be reused. Existing conditions, since it is an active mine, anything within the mining limits currently has the right to be used for mining purposes. So, we looked at the area outside which is 30 feet surrounding the perimeter of the site. Forest and environmental conditions, we submitted that for the Forest Stand Delineation to the county. A site plan, forest conservation plan, landscape lighting plan, and concept stormwater plan have all also been submitted for review. The project has also been submitted for fast track status through the county due to the economic impacts we are proposing. To get into the proposed conditions of the site, the site accesses Fort Hoyle Road. Currently there is an existing separate parcel that is Suscon Radar Rock building products that make precast walls, precast concrete products that accesses that road. And then it goes into the rest of the site. What we are proposing is 192,000 square feet of buildings split up amongst the site. Approximately 300 parking spaces have been proposed for that purpose. We don't know who is going in the buildings yet. There is an interest in putting in another concrete precast manufacturer in the first building, Building 5. That is actively being worked through. So, they would make the concrete, use the unenclosed laydown area behind it and that's generally how the rest of the site was laid out for manufacturing purposes and for potential recycling purposes. Heard earlier today, someone said where are you going to recycle those solar panels. This would be a site that if able, that could be a potential use for manufacturing or recycling. We know more and more people would see those type of things and there is a limited number of resources here. So, this is where we would like to do that. We have held a Community Input Meeting about a month ago and folks on Haverhill Road are mostly concerned with, one, not being able to see it. There will be a proposed landscape buffer between residences on Haverhill and the proposed site. It is partially there now. It will be supplemented to continue to make sure that it is screened

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properly, industrial site from the residences. We have also been in contact with the HOA to potentially put a stone dust trail between the residences and our site. That is something that they actually reached out to request. So, we will continue to talk with them and hopefully be able to come to an agreement and put a trail back there. Water and Sewer, it is just one property. It's one lot. So, water and sewer will be connected through existing drainage utility easements to Haverhill Road. Water is further up north. Sewer is down near the existing Harford County pump station to the southwest of the property. As I mentioned, it is a site for manufacturing. It will be phased. So, they would come grade the site out, put the main spine road in now and then as tenants came along the buildings would be fit built to the needs of the tenants. Probably 3 to 5 years is what is expected to have all of these buildings up and installed. Drainage drains from north to south toward the railroad track. We proposed stormwater management facilities kind of on the south side of these properties as well as quantity management ponds to not increase the amount of flow leaving the site. There is also a drainage and utility easement along the west side that takes a lot of drainage from Haverhill and Riverside Elementary and directs it through the west side of the site down below the Amtrack tracks.

Bill Snyder – Volunteer Fire & EMS

As you get closer to the final drawings, you said that you might have different phases here. The final hydrant locations, just keep us involved in that. With any little tweaks to it where the hydro locations might be beneficial to be somewhere else other than what is proposed on the drawing. Is this a 24 hour operations?

Mr. Spiker said we don't know yet. It just depends on who is able to come in.

Mr. Snyder said if the property will have a locked, gated entrance, a Knox Key Box should be installed at the main entrance for Police & Fire after-hours, emergency entry. Once the project is completed, request that surrounding fire companies, and Harford County Special Operations Team be given a walk-thru of the property and they be shown proper safety/shut-down procedures.

Emergency Services – Read by Bill Snyder

The proposed rail loading platform shall be addressed 40-A Fort Hoyle Road. The proposed building #5 shall be addressed 40-B Fort Hoyle Road. The proposed building #1 shall be addressed 40-C Fort Hoyle Road. The proposed building #3 shall be addressed 40-D Fort Hoyle Road. The proposed building #4 shall be addressed 40-E Fort Hoyle Road. The proposed building #2 shall be addressed 40-F Fort Hoyle Road. The proposed buildings must display 10" – 12" address numbers and letters, the address must be clearly visible from Fort Hoyle Road. Buildings shall have the addresses marked at any point the shared roadway splits to identify each building's address number. Signs with directional arrows are recommended.

Clarence Cullum – Harford Soil Conservation District

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The proposed construction will require an adequate sediment and erosion control plan. The erosion control plan must meet the minimum standards per the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. The sediment and erosion control plan must be integrated with the SWM strategy during the design phases. Prior to “Final Plan” submission for erosion and sediment control review, please provide our office with the district plan review fee and voucher. Be aware of poor soils when capping this. It is going to be slight bit of a challenge. When total disturbed acreage exceeds 1 acre or more an NOI permit is required from MDE. Please contact MDE for more information about the NOI permit process.

Health Department – Adam Fetterman

The site plan as submitted by the consultant on October 20, 2023, requires additional information to allow for the comprehensive review of this proposal. In order for the HCHD to continue its review, the following information must be submitted:

1. HCHD record indicate that a second “industrial” well, which is used for industrial purposes, is located on the property. A revised site plan must be submitted to the HCHD that shows the location of this well and indicates if the well will remain or be abandoned as part of this project. The site plan must also show the 100-foot radius of the well, identify the construction type of the well, and show the well tag number of the well if available.
2. Indicate and show the connections for which buildings and/or equipment are served by the industrial well or by the public water supply.
3. Clarify if there will be any changes to what fixtures and equipment that industrial well will be connected to. If so, the Maryland Department of the Environment must approve that these changes will comply with the facilities Groundwater Appropriation Permit. Written confirmation of MDE’s approval must then be submitted to the HCHD.
4. Clarify the proposed use of the five buildings that will be constructed. Specifically, clarify what business activities will take place in these buildings. Will the facility house industrial equipment for processing? Will the facilities be used for storage? If so, what types of materials or products will be housed in these buildings? Additional requirements may apply depending on the proposed uses of these buildings.

Prior to the HCHD’s approval of the building permit application the following requirements will need to be satisfied:

1. The existing OSDS and onsite potable water well must be abandoned to the satisfaction of the HCHD. The OSDS must be pumped out and may either be removed or crushed in place. Documentation of the pumping and abandonment of the OSDS, including a copy of the pump-out receipt, must be submitted to the HCHD for review. The onsite potable water well must be abandoned by a licensed well driller in accordance with COMAR 26.04.04.03. All documentation of the abandonment, including the submission of a Well Abandonment Report, must be submitted for the HCHD for review.

The Harford County Health Department will update our comments upon receipt of the above information. If the owner/developer has any questions, they may contact our office at their

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earliest convenience.

Darryl Ivins - Water and Sewer

The following comments must be addressed on another version of the plan before the Division of Water and Sewer can recommend approval:

After reviewing the proposed sanitary sewer alignment and the existing Haverhill Sewage Pumping Station drawings it appears that there are multiple problems associated with connecting this project to the existing sewer system. It is difficult to determine the magnitude of the problems at the small scale of the site plan. The Division of Water and Sewer has concerns regarding the topography, elevations of the existing and proposed utilities, and the available easement area to accomplish the sewer connection. Please provide our office with a drawing at a 1" = 10' scale showing the sewer connection from the pumping station to approximately 75' onto the site. Additionally, enough profile information must be provided to verify that the proposed sewer main can connect to the existing sewer system.

Since this property will not be subdivided as part of its development, all of the onsite water and sewer mains will be privately owned and maintained. The proposed public D&U easements for the water and sewer mains shown on the plan must be removed. The onsite water and sewer mains must be designed and constructed to Harford County Water and Sewer standards and specifications.

A flow test must be performed to determine if adequate water pressures and flows are available for the design of this project. This work must be performed before the site plan may be approved. The developers engineer shall perform the test prior to approval of this Site Plan. The test should be submitted to Mr. Dave Burke at the Division of Water and Sewer. You may contact him for additional information concerning the test.

Prior to approval of this plan, further analysis of the capacity of the sewage pumping station may be required, depending on the proposed wastewater flow from the development. Provide the Division of Water and Sewer with the projected wastewater flow computations for the proposed development of this site. If the Site Plan is approved, its approval will be granted based upon the flow projections provided during the review process.

If a sewage pumping station is necessary to serve the site, then a publicly owned sewage flow meter may be required to meter the flow since there will be a large amount of privately owned and maintained gravity sewer mains.

Since the proposed uses in the building on this site are not yet known, 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 connection at the building to minimize the length of the unmetered private water service.

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This property on which this project is proposed is currently in the W-6/S-5 category in the Water and Sewer Master Plan. If the extension of publicly owned water or sewer mains is proposed, it is the property owner/developer's responsibility to request in writing to the Division of Water and Sewer to have the category designation revised to the W-3/S-3 category. To effect this change, a public hearing must be held in front of the Harford County Council, and the council must decide to approve this request. The water and sewer category designation must be revised to W-3/S-3 before water and sewer construction drawings for the project may be approved. The water and sewer construction drawings must be approved before a subdivision plat may be recorded for the project.

The limit of County maintenance of the sewer main will be the manhole closest to the property line.

A building permit cannot be issued until any required public utilities are either operational or bonded for construction.

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 Public Works Utility Agreement (PWUA) is required for the construction of any public water and/or sewer mains associated with this project prior to the issuance of a building permit. It is the developer's/owner's or their representative's responsibility to contact the Division of Water and Sewer, Permits Review Supervisor at 410-638-3300 to request the preparation of the PWUA concurrent or following the submittal of the water and sewer contract drawings for this project.

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

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- 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 Plan
- 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.
- 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 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 Permit through the Maryland Department of the Environment shall be investigated by the engineer.

Gabriel Patino – DPW Engineering
Highway Engineering

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Required Design Standards

- Harford County Road Code
- Maryland Manual on Uniform Traffic Control Devices 2011 or latest edition (for the pavement striping and traffic control signs.)

Required Permits

- Commercial Access Permit is required for the proposed entrances off of Belcamp Garth.

Right-of-Way/Easement Required

- A 30' right-of-way dedication from the center line is required along Fort Hoyle Road.

Design Comments

- Site entrances shall have adequate sight distance for a 30-mph design speed. A sight line profile for the intersection is required before preliminary plan approval.
- The entrance width shall be 35' with 25' minimum curb radii.
- The driveways must be paved within the county's right-of-way before issuance of any use and occupancy permits.
- The site plan and the traffic study do not address any increases in truck traffic, nor the types of trucks that could be using Fort Hoyle Road, because of the expansion of the use of this site. Per the current road code, the business/industrial standard road typical section consists of a 40' wide closed section roadway. Fort Hoyle Road is an existing 18-20 foot wide roadway and with the presence of utility poles, shoulder drop-offs, trees, and guard rails. Prior to approval of the site plan or the traffic study, DPW requests the Developer provide projected truck volumes and types of trucks associated with this additional development of the site. DPW Highways may provide additional comments after review of the truck types and volumes.
- A traffic impact analysis was submitted with comments to be forwarded to Planning and Zoning.

Eric Vacek – Planner

1. The subject property is zoned GI (General Industrial) and totals 78.58+/- acres. Site plan (S419-2023: Version 1) proposes to construct five (5), single story structures totaling 192,000+/- square feet of manufacturing and industrial use on 44.54+/- acres of the subject property. The plan further proposes to construct a rail spur and loading platform to the south. The remaining 30.60 +/- acres will continue to be utilized for existing mining operations.
2. A plat will be required to record easements, areas of proposed forest retention, stormwater management and natural resource district/buffers.
3. A Forest Stand Delineation (FSD410-2023: Version 1) was submitted to the Department of Planning and Zoning. The Forest Stand Delineation (FSD) and the Forest

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Conservation Plan (FCP) must coordinate and show the correct net acreage, existing forest to remain, specimen trees and natural resource district areas/buffers.

4. Impacts to the Natural Resource District (NRD) for building and/or parking areas are not permitted.
5. A Forest Conservation Plan (FCP420-2023: Version 1) has been submitted and is under review. Disturbance of natural vegetation shall be minimized and any disturbance allowed shall be vegetatively stabilized. The submitted FCP shall coordinate with the submitted Forest Stand Delineation and Site plan.
6. A Traffic Impact Analysis (TIA) was submitted to the Department of Planning and Zoning and is currently under review. Questions may be directed to Mr. Alex Rawls of the Department of Planning and Zoning.
7. Landscaping plan (L421-2023: Version 1) was submitted for review by the Department of Planning and Zoning. Approval shall be required prior site plan approval. An itemized estimate totaling \$28,587.00 was provided to the Department of Planning and Zoning. Proposed dumpsters shall be fenced/landscaped. Foundation plantings are required at proposed building entrance locations. A buffer yard 'D' (30'-0" minimum) is required for this project and must be clearly delineated.
8. Photometric plans was 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 operation of vehicles or reflect onto residential lots or buildings.
9. All proposed signage shall conform to the Sign Code and will require permits from the Department of Planning and Zoning. One-way drive aisles shall be clearly marked with appropriate signage. Signs shall not be placed within the County or SHA right-of-way.
10. Parking must meet the requirements of Section 267-26 of the Harford County Code. The consultant shall clarify the number of employees during the largest shift to clarify the number of parking spaces. Parking areas shall be landscaped pursuant to Section 267-29 of the Harford County Code.

Mr. Davenport said the laydown areas, what materials are they. It just has a hatched. Is it asphalt, paved or concrete?

Mr. Spiker said it is not intended to be. It could be gravel. It could be millings. Just using the Suscom property next door where they create the precast concrete pieces in the building. And then they move it outside. I think that is partially gravel, partially dirt. The intent is to not make it impervious unless it needs to be. Something like concrete, you can lay them down and stack them up if you need to. We are trying to limit the amount of impervious if possible.

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Mr. Davenport said I would just suggest it be at least stone to reduce the dust in this situation. So, I think stone might be available on the site.

SHA – Read by Moe Davenport

Regarding the layout of the site, SHA has no objection. However, SHA will defer all comments regarding offsite improvements to MD 152 until a Traffic Study has been approved. SHA is currently reviewing a Traffic Impact Study to determine the potential impacts on the existing roadway system. Once the TIS has been reviewed and approved, if any improvement to a state highway including off-site improvements is required on a State Highway, an Access Permit plan package will be needed to address MDOT SHA requirements. If there are any questions, please contact Ms. Teresa Eller.

Mr. Rob Anderson said were there any comments from Amtrak or the railroads for the spur.

Mr. Davenport said I have got nothing.

Mr. Rob Anderson said do they know about it.

Mr. Spiker said no. We haven't sent it to them yet. There are other spurs closer to Havre de Grace along this line. There is a third rail line not too far from here that the intended connection point. The railroad spur would not be the first phase of construction.

Mr. Patino said do you have any parking space for the trucks.

Mr. Spiker said what goes in and out of there now is mostly dump trucks. So, the intent isn't to have large trucks coming in and out. Trucks come in, pick up for instance concrete precast pieces, load it up, and head on out. Again, they have existing trucks coming in and out of the site frequently now. So, it would be something similar. It is not anticipated to be a lot of truck parking for extended period of time. It is picking up.

Mr. Rob Anderson said these are showing retail establishments almost.

Mr. Spiker said there shouldn't be. There might be a small retail portion in the front. But again, the intent is to have them as manufacturing or recycling, more industrial.

Mr. Davenport said retail would be limited in General Industrial to 20%, I believe.

Mr. Spiker said parking in front would be just for employees. Again, the limited retail and we just use the space in front of the buildings against the road as a logical place to put them.

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Mr. Ken Anderson said I don't have a problem with them building that plant but why can't they use some of the roadway off Joppa Farm. Why can't they use some of that road because when they planned it years ago, when they made that road, they go on across the street and it's a dead end there. It is just trees growing there. So, there was some kind of plan later on for something else to be built there for them to do that. Because I used to do a little bit of construction down in DC. So, what I am saying, why couldn't they, if they are going to have their plant right there, it would be right there by the property. Why can't they bring some of their main road up through there, take some traffic off of 152. Because when their dump trucks come down through there and when they take stuff out at midnight, you can hear the trucks rolling up the road. And they are taking their bricks out or whatever. So why can't some of that area be used for a main road in and main road out. That would be closer to me and then that way the road wouldn't be getting beat up.

Mr. Davenport said they have no frontage on Haverhill or Joppa Farm Road. The only frontage that they do have is on Fort Hoyle Road.

Mr. Ken Anderson said but can't they get an easement there for that.

Mr. Davenport said we can't require it. They would have to acquire some land to do so.

Mr. Ken Anderson said I am just saying that way it would take a lot of the traffic off magnolia and sometimes at midnight, I get woke up from them taking a load of blocks up. I always understood you couldn't make no noise after 9:00. So, I am asking is there another way they can take them out?

Ms. Moon said that would be under hours of operation. Do you have hours of operation?

Mr. Spiker said we don't have tenants coming in yet so, not yet.

Ms. Moon said do we require any hours of operation.

Mr. Davenport said not in General Industrial.

Ms. Moon said I didn't know that.

Mr. Davenport said the state and county have laws about decimal levels after certain hours. That doesn't mean you can't operate.

Ms. Moon said this would really be good if we had access in Joppa to the railroad. Is there anybody using the railroad in the Joppa area? Are there any spurs in use?

Mr. Davenport said not to my knowledge. There might be on Trimble. There were some on Trimble. But I don't know that they use them.

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Ms. Moon said it makes so much sense.

Mr. McCoy said I would like to know what you mean by trash. You say that you are going to do recycling at this place. And they are going to tear down solar panels and bring them in there and tear them down. What is your system?

Mr. Spiker said it is just kind of fitting the theme of the intent. What they do right now is they recycle or filter, repurpose for other things. The intent would be to use these buildings for other manufacturing purposes you could also recycle existing materials for. Owners are looking at people that they can bring in there to do it. They don't have anyone yet.

Mr. McCoy said are they going to bring trash in there.

Mr. Spiker said no. Not trash.

Mr. McCoy said what about the dust. It gets so dusty back there. It doesn't even pay to wash your car.

Mr. Spiker said since it is an active mining site. This should help. We are reducing the mining area. This area should be stabilized.

Mr. McCoy said you are going to put up buildings. You are going to put some other stuff in there. So how are we going to gain from that? You are now telling us that they can open up and run all night long. They could run 7 days a week. There is no outlook on that at all.

Mr. Spiker said and they probably have the ability to do that now with the mining permits.

Mr. McCoy said it is so small down there that two dump trucks can't pass beside each other hardly. And you want to bring in tractor trailers? I can't see how. There are houses that are only 8 feet from the middle of the road. How are you going to do that?

Mr. Spiker said it is the only site access we have. It is where it currently is.

Mr. McCoy said oh. It is the only site access. You could buy people out.

Mr. Spiker said that is not the intent right now.

Mr. Davenport said we share many of your concerns. We are trying to make sure it's not drastic.

Meeting adjourned at 10:27 am.