

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on January 6, 2021 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 are DAC members:

Moe Davenport	Chairman, DAC
Bill Snyder	Volunteer Fire & EMS
Justin Mannion	Emergency Operations
Patrick Jones	Soil Conservation District
Len Walinski	Health Department
Darryl Ivins	DPW Water & Sewer
Glen Hebel	DPW Engineering
	Sheriff's Office
Missy Valentino	Harford County Public Schools
Paul Magness	Parks & Recreation
Teresa Eller	State Highway Administration
Jenni Daniels	Planner, Development Review
Lori Pietrowski	Administrative Specialist
Chelsea Broach	GIS Analyst

Also in attendance:

Ken Wells

Martin & Mabel Watts

Moe Davenport – I would like to welcome everyone to the January 6, 2021 meeting of the Development Advisory Committee. I am Moe Davenport with Harford County's Department of Planning & Zoning. We have a number of DAC members with me today from the County. We have one plan on the agenda today and that is for 608 Philadelphia Road. I will go over the protocol for the meeting. There will be a brief presentation from the consultant for the project then we will go around to DAC committee members for their questions and comments. Then we will open the meeting up to anyone in attendance that has any questions or comments. If you would like at any time you can type in your questions or comments in the side bar and we will have time at the end of the meeting to answer those questions or comments. With that, we will get started with today's plan. Consultant for the project, good morning.

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608 PHILADELPHIA ROAD S508-2020

Located on the north side of Philadelphia Road (Route 7) at 608 Philadelphia Road (Route 7). Tax Map 65; Parcel 832. First Election District. Council District B. Planner: Jenni.

Plan No. S508-2020 Proposed residence (caretaker) and service (electrical Contractor storage yard and office) with 2 parking spaces for the residential and proposed 10 parking spaces for service area (including handicap spaces) 2.49 acres/LI.

Received 12-09-2020 608 Philadelphia LLC/KJ Wells Inc.

Verbatim Transcript

Ken Wells - KJ Wells Inc.

Good Morning, thank you for this opportunity. The subject property is located at 608 Philadelphia Road in the Joppa area of the 1st District. Philadelphia Road is a State Road known as Maryland Route 7. The property is located on the northwest side of Philadelphia Road approximately 150 feet northeast from the intersection of Joppa Road and is rectangular in shape having an area of 2.49 acres and is currently improved by an existing 2-story dwelling. The current conditions of the subject property are mostly wooded having a terrain that slopes downgradient from Philadelphia Road to its rear. Public water and sewer exist and are available to the site. Environmental resources (wetlands) have been identified along the rear of the subject property near its northeast corner and along with four specimen trees. There are no known historical structures located on the property nor are there any rare, threatened, or endangered species. The property is not within the Chesapeake Bay Critical Area. The surrounding neighborhood consists of uses that includes, single family dwellings, commercial retail to the southwest and trucking maintenance facility, single family dwellings and contractor office storage facilities to the northeast. The property is currently zoned Light Industrial.

The proposed improvements will consist of a combined 2-story and 1-story building totaling 4,000 square feet to accommodate an office and storage area for an electrical contractor. The existing residence will be converted into a caretaker's residence. The environmental resources will be placed in a protected Natural Resource District and the creation of a forest conservation easement will be created to address those conservation requirements. Parking will be provided to accommodate employees of the electrical contractor, the caretaker's residence and the occasional visits from clients and potential clients. The parking area will provide 9 spaces plus 1 handicap space. The parking area and driveway will be constructed of a durable and dustless surface along with the application of a permeable pavement used in conjunction with addressing the stormwater management requirements. The stormwater management facility is located down gradient from the proposed office and storage building, parking area and driveway. There exists a swale located along the southwesternmost side of the subject property to provide a suitable outfall from the facility. The entrance to the

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property will be constructed in accordance with State Highway Administration specifications and requirements. The existing driveway serving the existing dwelling will be relocated and connect to the proposed driveway. Signage will be placed on the proposed walls protecting the specimen trees on both sides and near the driveway at its entrance. The proposed lighting will be for security purposes only and positioned to minimize the impact on the surrounding area. Landscaping will be installed in accordance with the regulations and approval of Harford County.

I want to thank this committee for their consideration in this matter and the opportunity to answer any questions you may have.

Moe Davenport for Len Walinski – Health Department

The Harford County Health Department (HCHD) has extended its approval for the above reference site plan.

This office has the following general comments regarding this proposal:

- Additional comments from this office will be provided at the time of the building permit, or tenant/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.
- 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.
- An existing on-site sewage disposal system (OSDS) was permitted and installed for the house in 1973, a copy of the permit has been enclosed. The consultant needs to verify that the systems was removed and notify this office in writing of the findings.

Robert Anderson for Glen Hebel – 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. A grading permit and erosion and sediment control plan shall be required for land disturbing activities exceeding 30,000 square feet. Additionally, a grading permit with bonding will need to be applied for and issued prior to the start of construction and building permit issuance.

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3. Stormwater Management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.
4. A stormwater management concept plan needs to be submitted for review and must be approved prior to preliminary plan approval. Comments must be addressed on subsequent stormwater plan submittals.
5. A suitable outfall must be provided for the stormwater management facility and shall be approved at the time of final design.
6. A 20' wide access easement is required to the stormwater management facility for maintenance purposes.
7. 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.
8. Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the lot owner (s).
9. The need for an NPDES industrial discharge permit through The Maryland Department of the Environment shall be investigated by the engineer.

Jenni Daniels – Planner

1. This plan proposes to develop a 4,000 square foot electrical contractor office/storage space and to convert an existing dwelling into a caretaker residence on a 2.49 +/- parcel in the LI zoning district.
2. The plan is subject to the Harford County Forest Conservation Regulations. A Forest Stand Delineation (FSD157-2019) and a Forest Conservation Plan (FCP51-2020) have been approved by the Department of Planning and Zoning.
3. The Landscape plan (L509-220) has been submitted to the Department of Planning and Zoning and is currently under review.
4. 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.
5. All proposed signage shall conform to the Sign Code. Permits shall be obtained from the Department of Planning and Zoning.

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Paul Magness – Parks & Recreation

No comment.

Moe Davenport for Missy Valentino – Board of Education

No comments. The property is served by Joppatowne Elementary School, Magnolia Middle School and Joppatowne High School.

Darryl Ivins – DPW Water & Sewer

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

If the existing water service is undersized for the proposed uses, it must be abandoned at the main in accordance with standard Harford County requirements and a new service installed at an approved location. The new service must connect to the twelve inch diameter main in Philadelphia Road. If a new service is required, the proposed location of the new service and a description of the work shall be shown on the utility plan submitted with the Commercial Service Application. The location, size and type of water meter and backflow preventer will be determined during review of the Commercial Service Application.

The elevation of the site will cause the water pressures to be lower than normal. It is recommended that a water pressure booster pump be placed inside the structure to increase the pressures. If a hydropneumatic tank is used in conjunction with the pump, make sure that the tank is recommended for use with water that is chlorinated.

A hydrant flow test must be performed to determine the water pressures and flows that are available for the design of this project. The developer's engineer shall perform the test prior to submitting the Commercial Service Application for review. 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.

The public sewer service for the proposed contractor's office shall connect to the existing main approximately ten feet from the manhole that is located between the building and the road. A clean-out shall be set on the service at the edge of the existing easement. This will be the limit of Harford County Maintenance of the sewer service. The existing easement and the sewer service shall be shown accurately on the utility drawing submitted with the Commercial Service Application.

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

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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 20129 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.

Moe Davenport for Teresa Eller – State Highway Administration

The MDOT SHA has reviewed the Site Plan for this project and offers the following comments:

1. SHA will require an Access Permit for this project to include a deceleration land on MD 7. The deceleration lane will require full depth pavement and include curb and gutter and lane striping. Plans will also be required to show how SWM will be managed. All proposed curb & gutter within the MDOT SHA right-of-way must be 8" Type A curb & gutter (MD 620.02).
2. SHA will require a sight distance evaluation. If it is determined that sufficient sight distance is not available for a left turn movement into the sight, the project will need to include sufficient widening for a left turn movement for the construction equipment accessing this site.
3. Landscaping near this entrance should be limited so as not to impede the proposed exit movement from the sight. This may include the removal of existing trees and shrubs to accommodate the deceleration land and provide adequate sight distance.
4. The proposed entrance is within an area of overhead utilities. The engineer must determine that equipment used to construct the entrance as well as the proposed use of vehicles for the site will have the sufficient clearances as required by each utility overhead.

If there are any questions, please contact Ms. Teresa Eller by email at teller@mdot.maryland.gov

Lori Pietrowski for Bill Snyder – Volunteer Fire, EMS & DES

Contractor Storage Warehouse/Office Building will require a Knox Box if there is a 24hr fire alarm monitoring system. It shall be keyed for the Harford County Fire Service. Contact wrsnyder@harfordpublicsafety.org to obtain Box.

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Recommend the usage of non-combustible landscaping directly next to the Warehouse/Office. Traditional, wooden-mulch increases likelihood of nuisance fires from outdoor smoking.

Will the entire property be inside a locked gate after hours?

Public Comments:

There were no public comments.

Meeting adjourned at 9:20 am.