

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on February 2, 2022, 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	Chairman, DAC
Robert Anderson	DPW Engineering
Bill Snyder	Volunteer Fire & EMS
Sr. Deputy Niles	Harford County Sheriff's Office
Kaliel Barmer	Planner, Development Review
Jennifer Freeman	Planning and Zoning

Also in attendance:

Bob Wilson	Jerome Deise
Bob Spalding	Shawn Auffarth

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. Mr. Davenport explained that a brief presentation will be given by the consultant for each project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. There is an attendance sheet on the back table. If a correct email address is given, a copy of the minutes will be e-mailed to you. The minutes are recorded and will also be published to the Department of Planning and Zoning's website.

Shawn J. Auffarth, et al – Lot 17

Located at the terminus of Ingleside Road, south of Pleasantville Road. Tax Map 40; Parcel 9. Third Election District. Council District B.

Plan No. P003-2022 Subdivide existing parcel to create one additional single-family residential lot/118.554 acres / AG

Received 01/05/2022 Shawn J and Nicole Auffarth, et al /Wilson Deegan & Associates, Inc.

Verbatim Transcript

Bob Wilson – Wilson Deegan & Associates, Inc.

We are proposing a one lot subdivision on the remaining lands of a parcel. They had the easterly half developed years ago into the 16 lots. So, this will actually be the creation of Lot 17. The property is zoned Agricultural. Access to the property will be from the existing driveway to the existing main dwelling on the property. The lot is actually being created for

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the owner's daughter.

Bill Snyder – Volunteer Fire & EMS

Dwellings on panhandle lots shall have the addresses marked at any point the driveways split to identify each dwelling's address number. Signs with directional arrows is recommended. I have a couple of examples that will be in the notes.

Emergency Services – Read by Bill Snyder

The proposed dwelling located on lot 17 is to be addressed as 1615 Ingleside Road. House number must be displayed where it is clearly visible from Ingleside Road. Address signs with directional arrows must be installed where common drive splits to identify address numbers.

Robert Anderson – DPW Engineering

Sediment Control

Required Plan Approvals

1. A standard sediment control plan shall be required for land-disturbing activities exceeding 5,000 square feet
2. Stormwater management must be addressed.

Stormwater Management (SWM)

Required Design Standards

1. MDE-Maryland Stormwater Design Manual Volumes I & II (October 2000, Revised May 2009) or latest edition
2. SWM-Harford County Code Chapter 214.

Required Permits

1. Note: Building permits require SWM permits before issuance
2. Note: Use & Occupancy permits required SWM facilities to be constructed and inspected

Maintenance

1. Maintenance of the stormwater management facility is the responsibility of the lot owner and shall be stipulated in the association documents.
2. Practices located on individual lots are the maintenance responsibility of the owner.

SWM Design Comments

1. Standard SWM Plan if limit of disturbance is less than 30,000 square feet.

Highway Engineering

Required Design Standards

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

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Required Permits

1. Access permits are required for the proposed common driveway off of Ingleside Road.

Rights-of-way/Easements required

1. A 30-foot-wide right-of-way dedication from the center line is required along the property fronting Ingleside Road.

Design Comments

1. The existing residential driveway needs to be converted into a common driveway; the common driveway width shall be 20' at the existing edge of pavement off of Ingleside Road for a distance of at least 30'
2. The common driveway must be paved within the County right-of-way prior to issuance of any use and occupancy permits.
3. The entrance width shall be 25' with 25' minimum curb radii.
4. A modified 'T' Turnaround is required at the end of Ingleside Road. The 'T' turn-Around shall be 50 feet by 30 feet or modified as such that a SU-30 design vehicle can maneuver. A turning template demonstrating a SU-30 design vehicle can turn around shall be provided.
5. An inset at 20 scale will be required of the proposed entrance off of Ingleside Road showing the existing and proposed grading, associated drainage patterns (use flow arrows) and general configuration. On-site runoff shall not be allowed to enter the public right-of-way.
6. Monumental Masonry mailboxes or structures shall not be constructed within the right of way.

Sr. Deputy Niles – Sheriff's Office

The sheriff's office has no comments.

Kaliel Barmer – Planner

- The plan proposes to create one additional single-family lot, Lot 17. As of February 8, 1997, the original tract of land consisted of 223.0 +/- acres and carried twenty-two (22) development rights. Lots 1-16 each utilized one (1) development right. This plan will utilize one (1) development right in the creation of Lot 17. Therefore, this parcel contains 118.554 +/- acres and carries (5) development rights.
- Forest Conservation Plan (FCP4-2022) was submitted to the Department of Planning and Zoning on November 17, 2021, and is currently under review.
- A common drive agreement is required for all shared common drives to provide the use, maintenance, and responsibility of the common drive and it shall be recorded with the final plat.

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- The property must adhere to MDE Guidelines for property improvements in Tier II watershed. Questions regarding the checklist should be directed to MDE.

Health Department – Read by Moe Davenport

This plan proposes to subdivide the remaining lands to create one additional single family residential lot, Lot 17. The remaining lands are improved with two dwellings and are serviced by individual wells and onsite sewage disposal systems. Proposed Lot 17 is unimproved and will be serviced by an individual well and OSDS. Soil tests were conducted on February 8, 2005, and January 14, 2003.

The consultant provided this office with an acceptable revised print on January 27, 2022, that addressed this following:

1. Well tag number and existing trench system provided for the permitted tenant house located on the remaining lands.
2. Acceptable trench layouts provided for houses for the remaining lands and new Lot 17.
3. The septic reserve area was adjusted to maintain 15' from the common drive easement.

This plan must meet all requirements of COMAR 26.04.03, COMAR 26.04.04, and all local codes and regulations. The final plat must bear the well, septic reserve area, and plat plan notes. The square footage amount of the septic reserve area must be clearly labeled on the final plat.

Public Comments:

Jerome Deise said we live in the community. We received this information. I am confused. It appears as though this large farm is being divided. It is all zoned agricultural as I understand. And it is being divided for the single purpose of providing another tract of land of that total 223 acres, 118 acres which will now be dedicated to one family.

Mr. Davenport said there are 2 homes on the remaining land. So, 2 dwellings.

Mr. Deise said just 2 dwellings. What we are all sort of concerned about is the possibility of this tract of land be further developed into many more houses. So, at 2 acres they can get as many as 60 houses on this 118 acres. So, we are concerned about that because of the effect it would have on the environment, Winter's Run, the infrastructure, Ingleside Drive, the impact on the roads, wells, and the impact it would have on the schools. The whole thing with development of a community as opposed to simply a single residence. So can you clarify today? Is this nothing we need to worry or be concerned about or is this something that has the potential of being developed further to have some impact on our community? I know that there were, last year in 2021, 25 farms that were dedicated to being preserved. I don't know if this was one of them. I don't know if building changes the status of zoning from Agriculture to Residential. I don't know if there is a moratorium to develop farmland and if it would be

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changed to residential. Will this allow something to be done indirectly which they can't do directly?

Mr. Davenport said that is why this is open to the public so you can understand what is happening in your community. The original parcel was 220+ acres at 22 development rights. You basically get a development right for every 10 acres. So that is where the 22 development rights come from. You need a development right in order to create a single-family residential lot.

Mr. Deise said even if it is within your own family?

Mr. Davenport said that is more confusing. There are family conveyances for those who owned the property prior to 1977. So that is a limited number and that doesn't apply to this farm. So, this farm had 22 development rights. They created Pleasant Ridge Farms which is Henry Way to the south.

Mr. Deise said that is where we live.

Mr. Davenport said they used 16 of the 22 development rights. So right now, they are using 17. This is more or less Lot 17 of Pleasant Ridge. But the developer of Pleasant Ridge sold the remaining lands with 5 rights, the remaining rights, to Mr. Auffarth. Who is enjoying one of those rights today for his daughter to create Lot 17. So, there would be development rights left, 5 left. And so, if he came to create Lot 18, we would be back here. He can't create more than he has available to him.

Mr. Deise said so we don't need to be concerned about 60 houses being built.

Mr. Davenport said the property would have to be rezoned. Which is very unlikely in this area. And if it were rezoned there would be public notice. It would be posted. All adjacent properties would be notified and the like. That is where we are today. He is creating essentially Lot 17 of Pleasant Ridge, which he is not a part of that community.

Mr. Deise said Mr. Auffarth's daughter is a very lucky lady to be given that type of a place.

Mr. Davenport said it is very nice. I am sure she understands that.

Mr. Deise said thank you. That sort of dispels, I think, our concerns. This is about understanding and getting information. We are not here to create any problems. And by having this information we can inform other people in the community with their concerns. And they are not wasting your time. We will share your information.

Meeting adjourned at 9:17 am.