

Brad Stover (00:18:40):

All right. Good evening everybody. I see we have, it looks like, eight folks participating thus far in tonight's community input meeting. My name is Brad Stover. I'm the attorney for the property owner. With me tonight is David Taylor, who's the professional engineer. Administering tonight's meeting is Danny Rority from the MNS group. This is a community informational meeting for a proposed office building to be located at the corner of Patterson Mill Road and Route 24, excuse me, Route 924 in Bel Air. The property owner has already obtained a special exception approval from the Harford County Board of Appeals to operate a medical clinic and health services use in the residential office district. And we've also obtained an approval from the Board of Appeals for variance from the 75 foot natural resource district buffer yard requirements in the Harford County code.

Brad Stover (00:19:33):

So now the process of actually submitting development plans, development and building plans for approval, begins. This is a community input meeting as required by Section 268-20 of the Harford County subdivision regulations found in the Harford County code. This meeting was advertised. It was posted on the Department of Planning and Zoning's website. Signs were posted on the property and adjacent property owners were given written notice of tonight's meeting. Normally I would say this is the first step in the development process, but because this particular project required Board of Appeals approval, it is the second step in the process. But again, we're at the beginning. This is an opportunity for us to offer and prepare a concept plan for review by the community to give questions, ask questions, or give comments. This community input meeting will be transcribed and will be submitted to the Department of Planning and Zoning and the Harford County Council.

Brad Stover (00:20:39):

And that must be done before we submit a plan to the Development Advisory Committee for approval and within 45 days from this evening tonight. We've been doing this virtually now for gosh, about 10 months. So it is a little different than an in-person one. Danny at MNS group is physically administering meeting. And we ask that first and foremost, you acknowledge that what you say tonight is going to be in a transcript. We'll ask you that if you do have a question or if you choose to speak, if you could identify your name and address for the record. We do have a sign-in function. You can see in the chat box, I believe Kernan or Danny from MNS has already posted that in the chat box. And then after we get the presentations tonight,...

Brad Stover (00:21:27):

Mr. Taylor is going to speak momentarily on the plan. If you do have a question we would ask that you raise your hand. There's the raise hand feature you'll see in the chat box or the participant list. And when you have a question, if you could raise your hand, I'll see that. I'll see the blue raise hand on the participant list. I'll ask Danny to unmute you and you can fire away. What's your questions? And we're here to answer what we can. If you have comments, we'll take those back to the developer. If you're on the phone, and I don't, let me see, is there anybody on a phone? Okay. I don't see anybody on our phone, but if somebody does join by phone, obviously they can't do the hand raise. So we'll just get to them. We'll ask them individually if they have a question. So with that, Danny, if you could pull up the site plan and Mr. Taylor will give a brief overview of the project.

David Taylor (00:22:27):

Okay. My name is David Taylor. I'm the engineer on this project with my company, David G. Taylor and Associates, LLC. We're presenting this plan, this site plan, for your review and comment tonight. And I'll just give a quick summary and overview of it. We're showing and proposing a 18,400 square foot medical office building at the corner of 924 and Moores Mill Road - excuse me, Patterson Mill Road. We do have parking on all four sides of the building, as well as underneath the building. It has an underneath parking area, sort of like a parking garage, one level. We've got in red an area that is shown where we're going to enhance the existing wetland plantings. You may have noticed that there has been some die off in the vegetation in that area. It's due to a high water tables.

David Taylor (00:23:40):

And so we're going to clean clear all that out and replant with some native species and water tolerant species to enhance that area. That's about it. We've got some stormwater facilities surrounding the project and the property in itself is going to be subdivided out of the larger parcel. It'll be 3.2 acres. It is zoned RO and we do have a remainder shown with no improvements shown at this time, but we are extending a public sewer line from the public sewer to the North through that open area to serve this building. Public water is available out either on 924 and Patterson Mill Road. So I think that covers it. And so, if you have any questions please go ahead and ask.

Brad Stover

Before I open up the questions, I did mention that there were two Board of Appeals approvals and in those Board of Appeals approvals there were eight total conditions of approval; meaning eight things that the applicant, the property owner, must do in order to develop their property.

Brad Stover (00:25:03):

I'll read those briefly because they may answer some questions that folks who are logging in may have. So the 8 conditions of approval that were mandated by the Board of Appeals are that the site plan be submitted and reviewed by the Harford County Development Advisory Committee, which we certainly intend to do; that the owner obtain all necessary approvals, permits, and inspections, which of course we will do; that any lighting onsite be shielded from any adjacent residential uses and as part of the DAC process, a lighting plan would need to be submitted; that the architecture be substantially consistent with architectural renderings submitted with the application. And if you go to Board of Appeals case 5900, you will see those architectural renderings in that file; that a type A or vegetative buffer be constructed along the entire eastern property line of the subject property.

Brad Stover (00:26:04):

Number six, that the property will not be used for onsite administration of drugs for medical treatment for dependency on psychoactive substances such as alcohol, prescription drugs, or illicit drugs such as cocaine, heroin, or amphetamine, nor will the property be used for any cannabis sales. Number seven prior to submission to the Development Advisory Committee a proposed storm water management plan which will include projected impact on the storm water management facilities shared by the neighboring subdivision of Cedar Hills as result of applicant's development of the property will be submitted. The stormwater management plan will show that any impact on the neighboring subdivision will be minimal. And then finally that the culvert parallel to 924 will be maintained to channel water northwest along 924 or through wetlands, as we show here on the site plan, and not drain to the north eastern boundary of the property.

Brad Stover (00:27:12):

So those are eight conditions of approval that the applicant, or excuse me, property owner, must meet in order to develop its property. So hopefully that may address any questions folks have. So let me pull up the participant list. So at this point, if again, I see 11 people of which five were probably part of the presenting group, but for the rest of you - Mr. and Ms. Horst, Chris McNeil, Holly, I see a T. Marson, Marie Grant, and then somebody who just has a letter/number sort of identification. If any of you have a question, if you could please use the raise your hand function or alternatively, if you want, you can drop a question into the chat box. Okay, Danny, if you could let Chris McNeil in. Hi Chris, are you there? Okay. Chris, could you do your full name and the address for the record, please?

Chris McNeil (00:28:26):

Chris McNeil 360 Cinnabar Lane, Bel Air. [Brad Stover: Very good. You have a question or comment for us tonight?] There were no requirements in that list of requirements that you just read for any traffic remediation.

Brad Stover:

So those eight requirements were simply as they related to the special exception approvals. They went through the Board of Appeals. And the very first one is that we go through the Development Advisory Committee. The Development Advisory Committee will also have their own. In addition to those eight that I just read, they will have their own typical requirements they have for any project. They'll be reviewed by all the departments, which would include the Department of Public Works, who will look at a traffic impact. In the initial Board of Appeals Case 5900, there was an actual traffic impact study that was done and was entered into evidence. And I believe a copy of that should be available through the Board of Appeals website. If not, you can email me and I'll send you a copy of it.

Chris McNeil:

If I remember correctly, some of the concerns about that study was that it was done during non-school time after....

Chris McNeil (00:29:42):

....our whole COVID shutdown had had begun. And I mean, there were concerns that questions about the timing of that study being not being representative of a more typical traffic flow and pattern in that area. Am I remembering that correctly? That that was the timing of it, and that were some of the previous concerns?

David Taylor (00:30:07):

I don't believe that's correct, as the study was done prior to the COVID shut downs of last year. The date of the study is March, the data that was submitted or prepared or completed I should say, it was March 2019.

Brad Stover:

So, are there any, do you have any other questions for us?

Chris McNeil:

I do not.

Brad Stover:

Okay. Thank you. Danny, it looks like there's a Holly who's next with her hand raised.

Holly Kravec (00:30:52):

Hi, it's Holly Kravec. And my address is 100 Roselawn Court. Just a couple of brief comments regarding the traffic study. I, I, I vaguely remember that conversation and was curious as to whether or not it was done during the school hours, because that definitely would impact the amount of traffic.

David Taylor (00:31:26):

Yes. The traffic study is required to be performed during peak times during the week and weekends, so the methodology is dictated by Harford County.

Holly Kravec (00:31:42):

Okay. And also as far as medical office building, during previous meetings was there any interest as to who was going to rent this space or who was going to have an office there?

Brad Stover (00:32:03):

Well, I know it's being marketed obviously to medical professional offices. It's a little tough to nail down a lease specific with a doctor this early in the process. I'm not the agent or listing agent. I'm aware there has been interest, but really until, you know, we go through this development process it'll be tough to nail down somebody specific. Obviously any doctor or practice that comes in will be subject to the provisions of the approvals, meaning you're not going to have any sort of drug treatment or medical marijuana sales there. So that will certainly be a limiting factor. But as of right now, no, there is not a specific known identified tenant.

Holly Kravec (00:32:48):

Okay. Because one of my many concerns is that you're going to have a medical office building and, and that's all well and good. I happen to work in a medical office building in Fallston and when the hospital was there, it was prime real estate to have an office there. Once the hospital moved, you saw all these offices vacated and they rent it to whoever. So as a community, we don't have any say in who gets to rent there and it's going to be marketed as medical office building, but who knows if it's going to remain a medical office building and what the impact of the traffic is depending on what's going to go there. I mean, it's I understand that's how you're going to market it and that's all well and good, but that doesn't mean it's going to stay that way. And then you have another whole impact on the community. That's an unknown.

Brad Stover (00:33:51):

I will say that the zoning of residential office is a pretty significant limiting factor. You know, in other words, you can't have high-intensity retail type uses here. If it were not a doctor's office, generally speaking, if you look at the permitted uses for residential offices under the code, you know, professional office, whether it's doctor, lawyer, accountant, stockbroker, or whomever, I mean, that's pretty much the lane you're limited to. So I would say that while the hope and the goal and the absolute expectation

is it's going to be medical, you know, if for some reason that didn't come to fruition, I would anticipate it would be other professionals, kind of like the other professional center, you know, it's got mostly doctors, but I know there's a lawyer or two over there and there's been an accountant or two over there. So, you know, if there was a use other than medical, that that is pretty much the lane that the property owner would be limited to.

Holly Krevac (00:34:48):

Okay. And just for my own self-satisfaction, I know it's pretty much going to fall on deaf ears, but I just feel like you could make so much more of an impact as a community just by leaving it alone and leaving it as a green space. If the house doesn't remain there, I realize you're not going to make money that way, but I think you would make a lot of points with the community if it just got left alone and move on. But again, I, you know, just, from my own self-satisfaction, I just kind of need to put that out there.

Brad Stover (00:35:26):

Understood. No problem. And like I say, this will be in the transcript that goes to the Development Advisory. So that's, that'll be in the record.

Holly McNeil (00:35:34):

Okay, great. Thank you.

Brad Stover (00:35:40):

Okay. Are there any other folks who have, I don't see any hands at the moment. Do you have a question or comment? We're more than happy to put those on the record. I'll tell you what, I'll scroll through the participant list, just to make sure. If you're having a problem either... there's just something to check. All right. I'm going to scroll through the participant lists so I can see you all, so if you're having a problem with raising your hand or using the chat function, raise your hand and let me know. Okay. All right. Hey Danny, I see the person who's KGA 7 2309 is waving his hand. If you can. [Danny: Yes. I see that as well. And he is, he is listed as not muted. Unfortunately, hopefully he can hear us and we'll be able to hear him.] I see, I see that he wasn't muted. Sir, we can see your lips moving. I saw your hand raised and you're showing as un-muted. Perhaps you need to unmute yourself on your end. We, Sir, I'm sorry. We can see your lips moving, but we cannot hear you. Gentlemen. So, Danny, I see he's un muted.

Brad Stover (00:37:39):

Yes.

Brad Stover (00:37:48):

We can see you. We can't hear you. All right. Let me scroll through, right. Nobody else's...I don't see anybody else's hand up, but we're going to hang tight for a while. Sir, if you want to use the chat function to email us a question or perhaps call in? It's 6:21. I certainly want to leave plenty of time for folks who may log in late. So I'm just going to hang out and wait, at least until 6:30 and if in the next 10 minutes somebody has a question or wants to use the chat function we're here. We're able to answer questions.

Brad Stover (00:39:23):

Okay.

Brad Stover (00:39:31):

So you just held up the chat box. I see one comment from Mr. Kelly from MNS. Let's see, Marie Grant had a comment about school hours. Sir, did you put something in the chat box? I don't see it. Danny, can you see anything? [Danny: No, I have the same visual as you do.] Hey Danny, can you type in the telephone number? Maybe he could call it in and do it that way. In the chat box. There you go. There we go. Sir, if you look in the chat box, we've got the call a number. Maybe that'll work for you because we're not seeing a chat, for a message from you. [Danny: Sure. I'll read it out to you. The phone number is (301) 715-8592

Danny Rority (00:40:50):

Right

Danny Rority (00:40:52):

(301) 715-8592.

[Loud feedback]

Brad Stover (00:44:08):

We could hear you but there's a lot of feedback. [inaudible].

Brad Stover:

Sir? I believe this is Mr. Ambridge. I can give you my cell phone number and you can call me. You want to call me and I can put it on speaker. All right. You ready? Yeah. It's 443- 619- 1429. Danny, hopefully this picks up. We'll give it a shot. Excellent. [inaudible] 443. (443) 619-1429 [inaudible]. And that's a call number? Yes, it is. And what's your name and address? Are you there? I'm getting feedback. It sounds like a fax machine almost. My email is on the notice, the advertisement. So, if you want to email me a question, whether it's now or after tonight, whenever you send it, I'll answer it to the best of my ability. I'll leave it open for a few more minutes in case anybody else has a question or in case somebody joins late. It is 6:34; if I don't hear from somebody by 6:45, I'll go ahead and end the meeting.

Speaker 3 (00:18:40):

All right. Good evening everybody. I see. We have it looks like eight folks participating thus far in tonight's community info meeting. My name is Brad Stover. I'm the attorney for the property owner with me tonight is David Taylor. Who's the, a professional engineer administering tonight. This meeting is Danny. We're already from the MNS group. This is a community informational meeting for a proposed office building to be located at the corner of Patterson mill road and route 24, excuse me, route nine 24 in Bel air. The property owner has already obtained a special exception approval from the Hartford County board of appeals to operate a medical clinic and health services use in the residential office district. And we've also obtained an approval from the board of appeals for variance from the 75 foot natural resource district buffer yard requirements in the Hartford County code.

Speaker 3 (00:19:33):

So now the process of actually submitting development plans, development and building plans for approval begins. This is a community info meeting as required by section two, six, eight 20, the Harford County subdivision regulations found in the Harford County code. This meeting was advertised. It was posted on the department of planning and zoning's website signs were posted on the property and adjacent property owners were given written notice of tonight's meeting. Normally I would say this is the first step in the development process, but because this particular project required board of appeals approval, it is the second step in the process. But again, we're at the beginning. This is an opportunity for us to offer and prepare a concept plan for review by the community to give questions, ask questions, or give comments. This community input meeting will be transcribed and will be submitted to the department of planning and zoning and the Harford County council.

Speaker 3 (00:20:39):

And that must be done before we submit a plan to the development advisory committee for approval and within 45 days from this evening tonight we've been doing this virtually now for gosh, about 10 months. So it is a little different than an in-person one. Danny at MNS group is physically administering meeting. And we ask that first and foremost, you acknowledged that what you say it's night. It's going to be in a transcript. We'll ask you that if you do have a question or if you choose to speak, if you could identify your name and address for the record we do have a sign-in function. You can see in the chat box, I believe current or Danny from MNS has already posted that in the chat box. And then after we get the presentations tonight, Mr.

Speaker 3 (00:21:27):

Taylor is going to speak momentarily on the plan. If you do have a question we would ask that you raise your hand. There's the raise hand feature you'll see in the chat box or the participant list. And when you have a question, if you could raise your hand, I'll see that I'll see the blue raise hand on the participant list. I'll ask Danny to unmute you and you can fire away. What's your questions. And we're here to answer what we can. If you have comments, we'll take those back to the developer. If you're on the phone and I don't let me see, is there anybody on a phone? Okay. I don't see anybody on our phone, but if somebody does join by phone, obviously they can't do the hand raise. So we'll just get to them. We'll ask them individually if they have a question. So with that, Danny, if you could pull up the site plan and Mr. Taylor will give a brief overview of the project.

Speaker 3 (00:22:27):

Okay. my name is David Taylor. I'm the engineer on this project with my company, David G. Taylor and associates, LLC. We're presenting this plan the site plan for your review and comment tonight. And I'll just give a quick summary and overview of it. We're showing and proposing a 18,400 square foot medical office building at the corner of nine 24 and morfill road excuse me, Patterson mill road. We do have parking on all four sides of the building, as well as underneath the building. It has an underneath parking area, sort of like a parking garage, one level we've got in red, an area that is shown where we're going to enhance the existing wetland plantings. You may have noticed that there has been some die off in the vegetation in that area. It's due to a high water tables.

Speaker 3 (00:23:40):

And so we're going to clean clear all that out and replant with some native species and water tolerant species to enhance that area. That's about it. We've got some stormwater facilities surrounding the project and the property in itself is going to be subdivided out of the larger parcel. It'll be 3.2 acres. It is a Daro and we do have a route remainder shown with no improvements shown at this time, but we are extending a public sewer line from the public sewer to the North through that open area to serve this, this building public water is available out either on nine 24 and Patterson over road. So I think that covers it. And so if you have any questions please, please go ahead and ask. I open up the questions. I, I did mention that there were two board of appeals approvals and in those board of appeals approvals, there were eight total conditions of approval, meaning eight things that the applicant, the property owner must do in order to develop their property.

Speaker 3 (00:25:03):

I'll read those briefly because they may answer some questions that folks who are logging in may have. So the conditions of approval that were mandated by the board of appeals or that the site plan, the submitted and reviewed by the Harford County development advisory committee, which we certainly intend to do that the owner obtain all necessary approvals, permits, and inspections, which of course we will do that. Any lighting onsite be shielded from any adjacent residential uses and as part of the DAC process, a lighting plan would need to be submitted that the architecture be substantially consistent with architectural renderings submitted with the application. And if you go to board of appeals cases, case number five, nine zero zero, you will see those architectural renderings in that file that a type a or vegetative buffer be constructed along the entire Eastern property line of the subject property.

Speaker 3 (00:26:04):

Number six, that the property will not be used for onsite administration of drugs for medical treatment for dependency on psychoactive psychoactive substances, such as alcohol prescription drugs, or illicit drugs such as cocaine, heroin, or amphetamine, nor will the property be used for any cannabis sales number seven prior to submission to the development advisory committee a proposed storm water management plan will, which will include projected impact on the storm water management facilities shared by the neighboring subdivision of Cedar Cedar Hills as result of applicant's development of the property will be submitted. The stormwater management plan will show that any impact on the neighboring neighboring subdivision will be minimal. And then finally that the culvert parallel to nine 24 will be maintained to channel water Northwest along nine 24 Oh or through wetlands, as we show here on the site plan and not drain to the North Eastern boundary of the property.

Speaker 3 (00:27:12):

So those are eight conditions of approval that the applicant or excuse me, property are, must meet in order to develop its property. So hopefully that may address any questions folks have. So let me pull up the participant list. So at this point, if again, I see 11 people of which five were probably part of the presenting group, but for the rest of the Mr. Miss Horst Chris McNeil, Holly C a T Marson Marie Grant, and then somebody who just has a letter number sort of identification. If any of you have a question, if you could please use the razor hand function or alternatively, if you want, you can drop a question into the chat box if for some reason okay. Danny, if you could let Chris McNeil in, at Cressey there. Okay. Chris, could you do your full name and the address for the record, please?

Speaker 3 (00:28:26):

Chris McNeil three 60 cinnabar lane, Bel air. Very good. You have a question or comment for us tonight, w there were no requirements in that list of requirements that you just read for any traffic remediation. So those eight requirements were simply as they related to the special exception approvals, they went through the board of appeals. And the very first one is that we go through the development advisory committee, the development advisory committee will also have their own. In addition to those eight that I just read, they will have their own typical requirements they have for any project they'll be reviewed by all the departments, which would include the department of public works, who will look at a traffic impact in the initial board of appeals case, a 5,900, there was an actual traffic impact study that was done and was entered into evidence. And that I believe a copy of that should be available through the board of appeals website. If not, you can email me and I'll send you a copy of it. I, if, if I remember correctly, some of the concerns about that study was that it was done during non-school time after

Speaker 4 (00:29:42):

Our whole COVID shutdown had had begun. And I mean, there were concerns that, that questions about the timing of that study being, not being representative of a more typical traffic flow and pattern in that area. Am I remembering that correctly? That that was the timing of it, and that were some of the previous concerns.

Speaker 1 (00:30:07):

I don't believe that's correct. As the study was done prior to the COVID shut downs of last year, the date of the study is, is March the data that it was submitted or prepared or completed, I should say it was March, 2019. So are there any, do you have any other questions for us? I do not. Okay. Thank you. Danny, it looks like there's a Holly who's next with her hand raised.

Speaker 4 (00:30:52):

Hi, it's Holly craving. K R a V E C. And my address is 100 Roselawn court. Just a couple of brief comments regarding the traffic study. I, I, I vaguely remember that conversation and was curious as to whether or not it was done during the school hours, because that definitely would impact the amount of traffic.

Speaker 1 (00:31:26):

Yes. The traffic study is required to be performed during peak times during the week and weekends, so that the methodology is dictated by the County.

Speaker 4 (00:31:42):

Okay. And also as far as medical office building during previous meetings, was there any interest as to who was going to rent this space or who was going to have an office there?

Speaker 1 (00:32:03):

Well, I know it's being marketed obviously to medical professional offices. It's a little tough to nail down a lease specific with a doctor this early in the process. Yeah, I'm aware I'm not the agent or listing agent I'm aware there has been interest, but really until, you know, we go through this development process. So it'll be tough to nail down somebody specific, obviously any doctor or practice that comes in will be subject to the provisions of the approvals, meaning you're not going to have any sort of drug treatment for medical sales there. So that will certainly be a limiting factor. But as of right now, no, there is not a specific known, identified 10.

Speaker 4 (00:32:48):

Okay. Okay. Cause my, one of my many concerns is that you're, you're going to have a medical office building and, and that's all well and good. I happen to work in a medical office building in Fallston and when the hospital was there, it was prime, it was prime. It was prime real estate to have an office there. Once the hospital moved, you saw all these offices vacated and they rent it to whoever. So as a community, we don't have any say in who gets to, who gets to rent there and it's going to be marketed as medical office building, but who knows if it's going to remain a medical office building and what the impact of the traffic is, depending on what's going to go there. I mean, it's, it's, I understand that's how you're going to market it and that's all well and good, but that doesn't mean it's going to stay that way. And then you have another whole impact on the community. That's an unknown.

Speaker 1 (00:33:51):

I will say that the zoning of residential office is a pretty significant limiting factor. You know, in other words, you can't have high-intensity retail type uses here. If a we're not a doctor's office, generally speaking, if you look at the permitted uses for residential offices out of the code, you know, professional office, whether it's doctor, lawyer, accountant, stockbroker, or whomever, I mean, that's pretty much the lane you're limited to. So I would say that while the hope and the goal and the absolute expectation is it's going to be medically, you know, we have, for some reason that didn't come to fruition that would exist. The other professionals kind of like the, our professional center, you know, it's got mostly doctors, but I know there's a lawyer too, over there and there's been an accountant or two over there. So, you know, if there was a use other than medical, that that is pretty much the lane that the property owner would be limited to.

Speaker 4 (00:34:48):

Okay. And just, just for my own self satisfaction, I know it's pretty much going to fall on deaf ears, but I just feel like you could make so much more of an impact as a community just by leaving it alone and leaving it as a green space. If, if the house doesn't remain there I realized you're not going to make money that way, but I think you would make a lot of points with the community if it was just got left alone and move on. But again, I, you know, just, just, I just, from my own house, spat satisfaction, I just kind of need to put that out there.

Speaker 1 (00:35:26):

No problem. And like I say, this will be in the transcript that goes to the development advisory. So that's, that'll be it.

Speaker 4 (00:35:34):

Okay, great. Thank you. Sure.

Speaker 1 (00:35:40):

Okay. Are there any other folks who have, I don't see any hands at the moments. Do you have a question or comment? You're more than happy to, but those on the record, I'll tell you what, I'll scroll through the participant list, just to make sure if you're having a problem either way, man. That's just something to check. All right. I'm going to scroll through the participant lists so I can see you also, if you're having a problem with raising your hand or using the chat function, raise your hand and let me know. Okay. All right. Hey Danny, I see the person who's KGA seven 2309 is waving his hand. If you can. Yes. I see that as well. And he is, he is listed as not muted. Unfortunately, hopefully he can hear us and we'll be able to hear him. I see, I see that he wasn't muted, sir. We can see your lips moving. I saw your hand raised and your shoulders. Un-Muted perhaps you need to unmute yourself on your end. We, we, I'm sorry. We can see your lips moving, but we can not hear you gentlemen. So Danny, I see he's on muted.

Speaker 2 (00:37:39):

Yes.

Speaker 1 (00:37:48):

Yeah, we can. We can see you. We can't hear you. All right. Let me scroll through, right. Nobody else's. I don't see anybody else's hand up, but we're going to hang tight for awhile. Or if you want to use the chat function to email us a question or perhaps call it it's six 21. I certainly want to leave plenty of SAR for folks who may log in late. So I'm just going to hang out and wait, at least until six 30 and the next 10 minutes, somebody has a question or us to use the chat function or here or able to answer a question.

Speaker 2 (00:39:23):

Okay.

Speaker 1 (00:39:31):

So you just tell about chat box. I see one comment from Mr. Kelly from I'm going to ask, let's see, Marie Grant had a comment about school hours started. You put something in the chat box. I don't see it, Danny. Can you see anything? I'm not, I had the same visual as you do. Hey Danny, can you type in the telephone number? Maybe you could call it and do it that way. And the chat box. There you go. There we go. Sorry. If you look in the chat box, we've got the call a number. Maybe that'll work for you because we're not seeing a chat, a message from you. Sure. I'll read it out to you. The phone number is (301) 715-8592,

Speaker 2 (00:40:50):

Right,

Speaker 1 (00:40:52):

(301) 715-8592.

Speaker 2 (00:44:08):

There's a lot of feedback. [inaudible]. I can give you my cell phone number. You can call me. You want to call me? I can put her on speaker. All right. You ready? Yeah. It's four, four, three six one nine one four two. Not Danny. Hopefully this picks up. We'll give it a shot. Excellent. [inaudible] four, four, three, (443)

619-1429 [inaudible]. And that's call number. Yes, it is. And what's your name and address? Last year? I'm getting feedback. It sounds like a fax machine. Almost. My email is on the notice, the advertisement. So if you want to email me a question, whether it's now or whenever you send it, I'll answer. I'll leave it open for a few more minutes. Okay. Somebody else has a question or Hey, somebody joins late six 30, four, six 45. I'll I'll go ahead and end the meeting

Speaker 3 (00:56:35):

There in the background.

Speaker 3 (00:56:44):

It's a shameless plug. Yeah. That's all right. I can have any backdrop, right? Exactly. You guys have over there. Thank you. Have you stopped in already? I was there. You guys were just about finishing up. You had a few folks in, so I guess you had permit, but you were still not quite there. It's probably, yeah. We're still crossing T's and dotting I's it's coming together real nice. David's you're out of positive feedback. Excellent. It looks great. It's a great idea. Especially with COVID so yeah. Yeah. I, and that's the single biggest thing that's fueling it right now is people are like, if I have my wife, my dog, or my child walked through one more zoom call, I'm going to go nuts. And they're like, I just need an office. I'll take anything.

Speaker 3 (00:57:43):

That's worked out well. How's occupancy over there. Good, good. Yeah. I mean, I mean, considering, I mean, we're probably pushing a mid 50, 60%. That's great, man. And that opened up October of COVID. Yeah. That's almost unheard of. Yeah. I mean, truly shows us the need that there was a need here for something like this. Yeah. I won't be surprised to see others following suit. And you guys do a second location. We're working on it now. Actually. We've had a couple of people even approach us, like we're ready. You know, we want you to come in and, you know, open up a think tank too. And I'm like, hold on. Let's get a think tank one under our belt. Let's get a couple months under here before I get more. We go and grab another one. Yeah. Yeah. Well, this is looking pretty controversial, so that's good. No, that's really good. When that one gentleman just couldn't get through his, his I'd seemed almost like it was his microphone. So yeah, he, for sure he testified at both of the zoning hearing. So he knows how to get ahold of me and stuff. I'm sure he does.

Speaker 3 (00:59:18):

All right. It looks like we're at huh? Paul Thompson anymore. I was just texting him, making sure he was all right, because all of a sudden he fell out. It looked very dark where he was. Yeah. I was going to say, it seemed like he was in a car. I was like, hopefully you weren't with tiger woods ended up so good for him. That's crazy. Is he had a surgery? The last I heard he wasn't good. God. I mean, didn't he just get out of surgery? He didn't, he just had surgery like a week or two ago surgery, like a month ago or something. Right. I mean, it wasn't long. And somebody was behind me, like when I was over at Houma gala saying I think he was still on painkillers. I was like, it could be, it was him by himself. Yeah. So yeah. Well, Doug CARNA, I think I'm going to call it. I think it's just us. So I'll get off this. Guy's done. Like we can go ahead and end the meeting. Appreciate your guys' help. Sounds like a plan. Take care. Everyone take care. I appreciate it. Thank you.

2/23/21 Community Input Meeting Chat Box

 Open  Share  Copy link  Download  Version history

GMT20210223-224220_2-Patterso.txt

```
1 00:09:00 kkelly: Please sign in via this link https://bit.ly/3uoMn0I
2 00:30:36 Marie Grant: not during school hours
3 00:40:10 kkelly: You can also dial in by calling +1 301 715 8592
4 00:46:54 Brad Stover: I can offer you my cell number if you want to call it and I can put it on speaker
5 00:52:27 Marie Grant: thanks for your time. have a good night.
6
```

The following two comments were submitted by community members via email. These community members attempted to attend the virtual Community Input Meeting but were unable to access the meeting using the provided link.

The following two comments have been copied and pasted directly from the received emails:

Saturday 2/27/21 4:04 PM

Dear Ms. Wade:

Thank you for the opportunity to provide public input on the proposed Patterson Mill Professional Center at the intersection of Emmorton and Patterson Mill Roads, Bel Air. Our letter is below. In spite of having the correct Zoom meeting link, ID and password, four individuals/families we know of including ours, Amie Lucius and her friend, and Deborah Hall, were unable to access the Tuesday, February 23, 2021 Zoom Community Input Meeting at 6 p.m. for this project. Please let me know if you received our input. – Janet DeVinney

Dear Mr. Stover:

Our family will mark 32 years living in Harford County this year, with 24 in Bel Air. We've seen the county grow from a majority rural area to a more suburban community. Traffic has greatly increased along Emmorton Road/Route 924 and Route 24 – especially over the last six years – and it's difficult to travel either of these roads during the afternoon, early evening, and weekend morning through evening hours. Traffic on both toward downtown Bel Air routinely backs up into Abingdon, and is bumper to bumper with many traffic jams and accidents. It can take several light changes to move through the intersection at Bel Air South Parkway and Emmorton Road in the afternoon and early evening.

For these reasons, we are opposed to the entrance/exit shown on Emmorton Road in the plan for the proposed Patterson Mill Professional Center project, which is located beyond the existing traffic light at Emmorton and Patterson Mill Roads, as well as the future entrance/exit proposed even further along Emmorton Road, close to where an existing office building is near the Glen Gate community. We are also strongly opposed to the other developments proposed at the intersection of Emmorton and Plumtree Roads – the “Former Lands of Caddie Homes.”

Traffic analyses for these projects were conducted when many were staying/working at home due to the COVID-19 pandemic, and traffic was exceedingly low as a result. The usual volume of traffic surrounding these sites – along with the 2015 proven inadequate traffic flow space to add additional traffic lights, stops and travel lanes, as well as the close proximity to schools and homes – make these sites unsuitable for large developments.

Traffic has greatly increased in recent years due to the addition of the large Medstar building, numerous apartments on Tollgate Road across Route 24, the expansion of the Lorien nursing home and assisted living, and the addition of many more single-family homes and town homes.

The nearby Caddie Homes site was determined unsuitable in 2015 for traffic flow on Route 924/Emmorton Road, Bel Air South Parkway, Plumtree Road, Bright Oaks Drive, Maryland Route 24, Blue Spruce Drive, and the access road from Bel Air South Parkway through businesses near Joseph A. Bank and the former bank building along Route 24. Traffic has grown since that determination nearly six years ago.

The Patterson Mill Professional Center property is surrounded by narrow roadways and residential homes, public and private schools where children walk to and from school, a nursing home and assisted living facility, preschools, medical and professional offices, churches, a Sonic restaurant, banks, storage facilities, a gas station, and a drug store. Traffic around the site has greatly worsened since Walmart withdrew their proposal for a super store on the Caddie Homes site in 2015. There are many traffic accidents at the intersections of Emmorton and Patterson Mill Road, Bel Air South Parkway and Emmorton Road, and Emmorton and Plumtree Roads. Some child pedestrians have been hit by cars.

There are numerous unfinished developments around the county, where many business and professional offices have been built and never leased, and many others stand closed and vacant, waiting for purchase or lease. We urge you not to further worsen traffic by adding this project, or by adding entrances and exits on congested Emmorton Road. We prefer that existing space be leased before building more. The project is unwanted and unneeded, and will destroy woodlands and wildlife habitat. It is unsafe for our walking students and student drivers, and for drivers taking students to and from Patterson Mill Middle/High School and other places.

Yours truly,

Janet, Geoffrey, and Caitlin DeVinney
2205 Shetland Way
Bel Air, MD 21015
410-569-7958

Monday 3/1/21 8:52 AM
Dear Christine,

Thank you for letting me know our family's comments will be part of the community input record. We appreciate your help. I am also sending you a letter from Amy McClure of Bel Air, another person who was unable to participate in the meeting and who would like her comments included. I did not want to give out your email address, so this is why I am the one forwarding the letter to you.

Ms. Jenny B. Jarkowski
Director, Department of Planning and Zoning
220 S Main Street, 2nd Floor
Bel Air, MD 21014

RE: Community Input Meeting Feb 23, 2021 - Patterson Mill Professional Center

Dear Ms. Jarkowski,

Some people from my neighborhood had interest in joining the CIM for the proposed development meeting that was held virtually on Feb. 23, 2021 but were unable to join the meeting due to technical difficulties. Since many had that issue, we assumed that the problem originated from the county broadcast. Considering that, I am submitting comments that I had hoped to make to the meeting members.

I have some concerns about the traffic flow and manner of development of this parcel related to the safety of children coming and going to the school, as well as traffic in general. These are my concerns that I hope will be forwarded to the developers as well as any road planning department, such as Maryland SHA.

1. My primary concern is sidewalks. The sidewalks that are currently in place on the project side of Patterson Mill Road is very narrow. I have walked and ridden a bicycle on this sidewalk and find that it would be dangerous for a child to ride a bicycle to Patterson Mill Middle High School. It is so narrow, that if a child fell from a bicycle, they would likely fall into traffic on Patterson Mill Road and could be seriously injured or killed. Furthermore, there is no sidewalk on the project side of SH924 and it does not seem to appear in the project plan. My children attended Patterson Mill Middle High in recent years, but I felt that there was inadequate safety to allow them to walk or ride a bicycle to school. So, to enumerate:
 - a. Inadequate sidewalk on Patterson Mill Road on the side of the development does not seem to be addressed in the project site plan.
 - b. There is no plan for sidewalks on the project plan on SH924.
2. My secondary concern, also related to the above, is that the location Patterson Mill MHS parking and drop off lots are already inadequate at pick up and drop off times. As I have experienced several times, when attempting to go to PMMHS to pick up a child after school or drop off on a rainy day, the line of traffic cannot fit in the parking lot and extends past the firehouse onto SH924, blocking both traffic and the firehouse entrance/exit. You cannot turn left onto Patterson Mill Road from southbound 924 through more than one light cycle at that intersection. Traffic proceeding northbound on 924 also stacks up in the turn lane and does not allow for traffic from southbound to turn onto Patterson Mill. I believe this is already problematic and adding another parking lot entrance to the proposed development would further complicate the traffic flow. It is already an accident waiting to happen and could put pedestrians, including school children at higher risk, and is not addressed by the project plan.
3. The location of the firehouse driveway is often blocked at PMMHS drop-off and dismissal times. The project plan looks to add yet another driveway just opposite of the fire house which would further congest this area, increasing the risk of an accident.

Thank you for your attention to these concerns. Can you please forward them to any relevant parties, including the developer?

Sincerely,

Amy McClure

301-646-0651

amydmclure@gmail.com

DEVELOPER'S RESPONSE
3231-3233 ST. PAUL STREET, LLC

PROPOSED DEVELOPMENT OF A PROFESSIONAL AND MEDICAL OFFICE CENTER
LOCATED AT THE PROPERTIES KNOWN AS 2 PATTERSON MILL ROAD AND 1703
EMMORTON ROAD, BEL AIR, MD 21015

COMMUNITY INPUT MEETING HELD VIA ZOOM
ON FEBRUARY 23, 2021 AT 6:00 P.M.

SUBMITTED PURSUANT TO §268-20
OF THE HARFORD COUNTY SUBDIVISION REGULATIONS

Due to the circumstances presented by the COVID-19 pandemic, the Developer held the Community Input Meeting required under Section 268-20 of the Harford County Subdivision Regulations virtually via Zoom and phone call in. The Community Input Meeting was held on February 23, 2021. The virtual meeting commenced at 6:00 p.m. and finished at approximately 7:00 p.m. after no further community members made comments or had questions. Consistent with the mandates of the Governor of Maryland and following the lead of various other local governmental entities, conducting the meeting virtually allowed for responsible social distancing, while allowing public comment and participation.

Attached herewith are copies of the following:

1. Raw transcript of the virtual meeting, prepared by MNS Group, LLC, internet technology consultant hired by the Developer, at its cost, to conduct the meeting.
2. Edited transcript of the same, indicating speaker names and omitting inaudible transmissions.
3. Raw copy of the "chat box" function that was active and available to participants during the meeting.
4. Comments submitted subsequent to CIM by community members.

During the course of the virtual meeting, several individuals participated virtually by asking questions via live stream and/or telephone. The Developer's attorney and engineer were present to give an overview of the project and answer questions. Those who spoke or submitted comments via writing raised concerns over traffic considerations (volume and ingress/egress), sidewalks and the type of uses contemplated in the proposed professional and medical office center. The Developer's attorney and engineer responded to these at the virtual meeting and further supplements its response as follows:

1. With respect to traffic, the Developer has prepared a traffic study and will submit the same to the County in conjunction with Developer's submission to the Development Advisory Committee ("DAC"). Ingress/egress will be consistent with the plans submitted and approved by the Board of Appeals of Harford County for previous zoning approvals, and will be subject to review at DAC. Impact on nearby schools and firehouse will be considered at DAC.

2. With respect to sidewalks, the location will be consistent with the plans submitted and approved by the Board of Appeals of Harford County for previous zoning approvals.

3. With respect to the proposed uses, it is anticipated that medical offices and/or professionals (attorneys, accountants) will be the likely user. The Developer notes that any use in the professional center must comply with the provisions of the Residential-Office District as set forth in the Harford County Zoning Code.

The Developer and its presentation team continued the CIM until no further questions were raised. The Developer in total spent 1 hour in the virtual meeting itself and incurred additional professional and consulting fees to take this novel but necessary approach during the COVID-19 pandemic. The Developer looks forward to continuing with this project.