

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on March 16, 2022, 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	Chairman, DAC
Robert Anderson	DPW Engineering
Bill Snyder	Volunteer Fire & EMS
Chris Dombeck	Water and Sewer
Erik Robey	Sheriff's Office
Paul Magness	Parks and Recreation
Kaliel Barmer	Planner, Development Review
Eric Vacek	Planner, Development Review
Jennifer Freeman	Planning and Zoning

Also in attendance:

Amy DePietro	Mary Cornett
John Rayman	Tyler Mason
Taylor Becker	Bob Wilson
Marin Summus	Patricia Limmer
John Caine	Ron Limmer
Scott Carver	

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.

Caine Ridge – Lots 6 and 8 thru 11

Located on the northwest side of Pleasantville Road, east of Putnam Road. Tax Map 39; Parcel 427. Fourth Election District. Council District B. Planner Kaliel.

Plan No.	P011-2022	Re-subdivide existing Lot 6 to create Lots 8, 9, 10 & 11 / 18.092 acres /
		AG

Received	01/10/2022	Caine Ridge, LLC/Wilson Deegan & Associates, Inc.
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**Development Advisory Committee Minutes
March 16, 2022
Page 2 of 14**

Verbatim Transcript

Bob Wilson-Wilson Deegan & Associates, Inc.

The plan I am representing this morning is the re-subdivision of Lot 6 of Caine Ridge. It is approximately 18 acres. It retained three development rights and one was transferred in. And with that we are going to create five additional lots.

Bill Snyder – Volunteer Fire & EMS

Request that the dwellings on panhandle lots has addresses marked at any point where the driveway split to identify each dwelling's house numbers.

Emergency Services – Read by Bill Snyder

Proposed dwellings on new lot proposals must be addressed as follows: Lot 6 - 1924 Pleasantville Road, Lot 8 - 1932 Pleasantville Road, Lot 9 - 1930 Pleasantville Road, Lot 10 - 1928 Pleasantville Road, Lot 11 - 1926 Pleasantville Road. All proposed dwelling must display house numbers where there are clearly visible from Pleasantville Rd where the common drive meets the roadway. Dwellings on the panhandle-lots must have the addresses marked at any point the driveways split to identify each dwelling's address number. Signs with directional arrows are recommended.

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

- LOD of driveway area is approximately 45,000 sf. A grading permit and an approved sediment control plan will be required.
- Single Family Homes may be constructed on non-contiguous lots, otherwise a builder's phase 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

Development Advisory Committee Minutes
March 16, 2022
Page 3 of 14

(All comments must be addressed to subsequent submittals)

- SWM Concept Plan
- SWM Site Development
- SWM Final Plan (approval required before issuance of grading permit) and Record Plat

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.

Outfall Investigation

- A suitable outfall must be provided for the stormwater management facility and shall be approved at the time of final design.

Maintenance

- Maintenance of the stormwater management facility is the responsibility of the property owner and shall be stipulated in the SWM Maintenance Agreement.
- 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.
- The Standard SWM plan note needs to be removed from the plan.
- If a standard road and not a common driveway is required, quantity management must be provided.

Highway Engineering

Required Design Standards

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

Rights-of-way/Easement required

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

Design Comments

- The existing common driveway serves lots 2, 3, 4, 5, and 7. The Preliminary Plan proposes to add to the common driveway lots 6, 8, 9, 10, and 11. Per the Harford County Road Code a common driveway shall serve a maximum of six lots. Therefore, either a residential access road with a cul-de-sac or a separate access for the applicable lots shall be provided.

Development Advisory Committee Minutes
March 16, 2022
Page 4 of 14

- Monumental masonry mailboxes or structures shall not be constructed within the right-of-way.
- Adequate site distance for a 40-mph design speed shall be provided for the common drive. A sight distance profile is required to comply with regulations.
- Show existing right-of-way and pavement widths for Pleasantville Road.
- There are now dwellings on lots 1, 3, 4 & 5. Show these as existing on the plan.
- Roadside drainage shall be addressed along Pleasantville Road by providing a 3' graded shoulder and side ditch or other measures to be determined during final design.

Erik Robey – Sheriff's Office

The sheriff's office has no comments.

Paul Magness – Parks and Recreation

No comment.

Kaliel Barmer – Planner

- The plan proposes to re-subdivide existing Lot 6 to create Lots 8, 9, 10 & 11. The original tract of land consisted of 34.37 +/- acres of February 8, 1977 and carried three (3) development rights. The property has been in the same ownership since February 8, 1977. Lot 6 was created as a family conveyance lot. A transfer of one (1) development right to Lot 6 was completed in 2008. Therefore, this plan will utilize the four (4) remaining development rights in the creation of Lots 8, 9, 10, & 11.
- The plan is subject to the Harford County Forest Conservation Regulations. Forest Conservation Plan (FCP6-2022) have been submitted to the Department of Planning and Zoning 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.
- The remaining lands of Lot 6 contain streams and non-tidal wetlands. Appropriate buffers are required for all streams and from the edge of the non-tidal wetlands. These areas shall be labeled as "Natural Resource District" (NRD) on the final plat. No development activities other than the construction of stormwater management facilities and utilities shall be permitted within the NRD.

Public Comments:

Mary Cornett said I do live right on the common drive. So, I have two question that prompted me to come today. So, this is family land. We've had this property and my great aunt died.

Development Advisory Committee Minutes
March 16, 2022
Page 5 of 14

We have the two existing houses that are there. The family sold this.

Mr. Davenport said which lot are you.

Ms. Cornett said I think I am, if I am following, I think I am in 2. The house right in front of the common driveway.

Mr. Davenport said okay.

Ms. Cornett said there are two big things that I want to understand. I want to make sure. I was under the impression, when that house was gifted to me, the one that I am in and I sold my house, that there were only five houses going in beside me. Is this a proposal for more houses to go in there?

Mr. Davenport said this is a proposal for. Lot 6 exists. So, it is Lot 7, 8, 9, 10 and 11.

Ms. Cornett said so they want to take the one and divide it into five more houses.

Mr. Davenport said 4 more houses.

Ms. Cornett said I object to that. I live on the common drive. That was my driveway. Or my father's. And he, instead of putting 2 driveways in when they built the houses, went ahead, and let them use it. I was listening to you speak, that this driveway can 40 mile an hour. 40 miles an hour. That is in front of my house. You are talking about adding 5 more houses and I am not happy with it. Then also, still retaining to the driveway, when I look at the map over here it says really Danny Baker, who had the property originally. It says there is an existing, I guess, an easement, which there isn't. And it is not an existing driveway. Which it says it is. It is not an existing driveway. It's a stone, where they just tried to put it over to the land. So, I feel like that is misrepresented. That is what I want to say. No, I don't want five more houses in there.

Mr. Davenport said they have to demonstrate to us that they have all the rights they demonstrate they do have. They have indicated the common drive easement shown on the plat. And there is a deed reference there. We will have to let our law department look at those and determine what rights and privileges they do or do not have.

Ms. Cornett said and what rights I may have.

Mr. Anderson said the 40-mph design speed is not for the driveway. It is for Pleasantville Road. To make sure when they come out of the driveway they can see, there is adequate sight distance for the driveway.

Ms. Cornett said and that is a very bad area. It is woods and built up. I don't know how you are going to put that other one in there. Or it's all going to have to be taken out, which is an extensive amount of work.

**Development Advisory Committee Minutes
March 16, 2022
Page 6 of 14**

Mr. Limmer said I am Lot 5. My declaration here says that Lots 2, 3, 4, 5 and 6 are the only ones that are supposed to be on this driveway. And now you are trying to add four or five more lots. The traffic on this panhandle I guess is where I am at. Putting five more houses on there where you have five on there or 6 or up to 7. The seven was never relayed on here. Somehow it went back through. I guess when I bought the property, he was supposed to put my driveway in. Here is the existing driveway coming through here now. He was supposed to put mine all the way down to the road. I oppose to all the traffic coming down this common driveway now.

Mr. Davenport said to Mr. Limmer and Ms. Cornett. The Department of Public Works has indicated they either need to construct a public road or create a secondary access for these lots. So that is part of our comments or official comment and so we expect to see a different configuration. And they will have to demonstrate they have the rights to do so.

Mike Euler said there is a declaration of easement that was given to all the homeowners that actually bought in there and paid for their land. It does show one access for Lot 6. It doesn't show for 7, 8, 9 and 10 or whatever. Someone realized at some point they had a mistake and they tried to the landowners to sign off on access across Mary's driveway and property. No one would sign. After they realized no one would sign, they created a confirmatory deed of exchange, which someone signed post settlement across Mary's land and the five people that own. I am not quite sure how that works. I could drive across your property if my lawyer decided to sign off for me. But there they are.

Ms. Cornett said so we submit these.

Jeff Schissler said I'm mildly surrounded by Lot 6 at this point. This property drains directly into Winter's Run. It is a fairly important water resource for Harford County in general. And also, we have just done school redistricting because of school overcrowding. We want to take one lot and make it into 5. It doesn't seem like it fits with the issues that we are currently trying to solve in the county. That is all I really have to say.

Genesis Car Dealership

Located on the north side of Harford Road, between Connolly Road and Bel Air Road.

Tax Map 55; Parcel 211. Third Election District. Council District B. Planner Kaliel.

Plan No. S97-2022 Motor Vehicle Sales & Services Facility / 2.19 acres / B3

Received 02/16/2022 D&S Real Estate, LLC / IMARK Builders, Inc. /

Morris & Ritchie Associates, Inc.

Verbatim Transcript

Amy DiPietro-Wilson Deegan & Associates, Inc.

Development Advisory Committee Minutes
March 16, 2022
Page 7 of 14

Also with me today is Taylor Becker with MRA and Scott Caver with IMARK Builders, representing the applicant. Today we have before you the Genesis of Bel Air proposed dealership at 1710 Harford Road. The site is a little over 2 acres in size. It is zoned B3. It currently serves as a vehicle storage lot and was developed under a site plan in 2011. We are proposing to put 9400 sf Genesis dealership on that existing lot. We are proposing to reuse the stormwater management that was built as built by and accepted by Harford County. We are proposing new changes to the Forest Conservation plan that was previously approved. The landscape plan that was previously approved we are not changing anything on that except for adding foundation plantings around the proposed building. Our water and sewer connections are on the opposite side of 147, so we do recognize that we need to go through the State for the permits to get those. And based on the anticipated traffic counts a Traffic Impact Analysis was not required.

Bill Snyder – Volunteer Fire & EMS

The building will require a Knox Key box and I have the contact information on the notes.

Emergency Services – Read by Bill Snyder

The proposed structure shall hold the address of 1710 Harford Rd. The proposed buildings must display 10” – 12” address numbers, the address must be clearly visible from Harford Rd. “Public safety wireless radio communications inside a building is essential to the safety of those occupying the structure as well as fire, law enforcement and emergency medical providers responding to a call for help. Buildings that are greater than 5,000 square feet, higher than 50 feet, contain underground storage or parking and are constructed of materials that impede wireless radio signals that may adversely affect the response of public safety providers. Please consider including wiring, electrical connections and other infrastructure that may be needed for an in-building 700/800 MHz amplifier. Department of Emergency Services will test coverage in your facility once construction is finished. Call 410-638-4900 for this assistance.”

Chris Dombek – DPW Water & Sewer

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

There is an existing sewer service to this property. It must be used to serve the proposed dealership. A cleanout shall be installed on the sewer service at the edge of the SHA right of way. It may not be located within a swale.

Certain high hazard uses require specialized water backflow protection for the water service. An inside water meter setting may be required and will be determined during review of the Commercial Service Application.

Development Advisory Committee Minutes
March 16, 2022
Page 8 of 14

If the proposed water meter is required to be placed in a vault, it must be located within a grassed area at least five feet away from a fence, sign foundation or storm drainpipe. An easement must be granted to the county for the meter vault. A plat and deed of easement must be prepared by the property owner using the standard Harford County format and submitted with the Commercial Service Application for review and comment. The final approved copy of the easement document must be recorded and submitted to the County before a building permit may be approved for this project.

Any sewer cleanouts that are located within the paved area shall be installed using the County cleanout in paving detail S-28. The detail shall be shown on the utility plan and referenced on the plan and/or profile drawing.

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

A Commercial Service Application must be completed by the owner and approved by Harford County before a building permit will be issued for this project. The Commercial Service Application Number 20205 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
- A standard sediment control plan shall be required for land-disturbing activities exceeding 5,000 sq ft.
- Stormwater management must be addressed.

Stormwater Management (SWM)

Maintenance

- Existing facilities will need to be inspected and any deficiencies will need to be repaired prior to or with this construction.

Required permits

- C of O not issued for building until all SWM deficiencies have been resolved.

SWM Design Comments

Development Advisory Committee Minutes
March 16, 2022
Page 9 of 14

- Existing plans will need to be revised showing drainage areas to existing facilities did not change to include building discharges.

Erik Robey – Sheriff’s Office

The sheriff’s office has no comments.

Paul Magness – Parks and Recreation

No Comments.

Kaliel Barmer – Planner

- The plan proposes to construct a 9,406 square foot building to be used for motor vehicle sales and services.
- Landscape Plan (L98-2022) was submitted to the Department of Planning and Zoning on February 16, 2022. A new series of the Landscape Plan shall be submitted to incorporate additional plantings on the western foundation of the proposed building.
- All proposed signage shall conform to Sign Code. Permits shall be obtained from the Department of Planning and Zoning.
- 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.

Public Comments:

John Rayman from Fallston Building LLC said I have the 2 adjoining properties. I have a concern down there with wells. My well as well as my other property and there are 5 others right in the area. Here is another automotive place going up. I know Harford County wants to shoehorn me into bringing public water across. I have had this conversation before when I did a project over on Connolly Road. We brought the water line in. They made us give it to every single one of our neighbors, free of charge. Now Harford County decided, last I talked to them, that you want me to direction under there as well as pay whatever the hookup fee is. Another couple of concerns I have, one is traffic. It is very hard to get out of our parking lot anywhere near the morning rush hour to the afternoon rush hour. And the third issue I have is unloading tractor trailers load of cars in the middle lane on Harford Road. So many times, I go to leave, and I can’t make a left-hand turn because there is a tractor trailer unloading cars right in front of my office building.

Aumar Village Residential

Located between Bel Air Road (Route 1) & Harford Road (Route 147); west side of Mountain Road (Route 152). Tax Map 55; Parcels 76, 741 (Lots 48 & 49), and 778 (Lot1). Third Election District. Council District B. Planner Eric.

Plan No. C194-2019 Create 2 additional residential lots to existing Aumar Village Residential Subdivision using Conventional with Open Space design standards/
35.73 acres/R2 and B3

Received 02/16/2022 Aumar Village Residential, LLC/EN Engineering, LLC

Verbatim Transcript

Bob Capalongo-EN Engineering

Here today to present the addition of 2 home lots on the Aumar Village property subdivision. It is at 102 Mountain Road. We place take that ½ acre and divide into 2 buildable lots. The existing home is renovated. We are going to carve out a lot around that existing home and then provide an additional single-family lot adjacent to that under this plan. We plan to meet all Harford County regulations. Mike Euler is also here representing the owner property.

Bill Snyder – Volunteer Fire & EMS

No comments.

Emergency Services – Read by Bill Snyder

Existing house located on Map 0055, Parcel 0778, Lot 1 is to be readdressed to 2401 Easy Street. The structure must display the updated house number where it is clearly visible from Easy Street. Any future changes to the access of this house will require addressing to be reviewed and approved by DES again. Please indicate driveway/access for this structure on any future plans/changes. Proposed dwelling identified on Lot 87 on the revised plan is to be addressed as 2403 Easy Street. The structure must display the house number where it is clearly visible from Easy Street.

Chris Dombek – DPW Water & Sewer

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

The note shown below shall be placed on the record plat that creates the new lot:

“The Owner hereby grants the private drainage and utility easement shown on this plat for the construction, maintenance, repair and replacement of the sewer service benefitting the owner of the adjacent property as shown on this plat.”

**Development Advisory Committee Minutes
March 16, 2022
Page 11 of 14**

Owner's Name

Date

The newly created private easement shall be labeled on the plat as "Private drainage and utility easement for the owners of Parcel 778 Lot 1."

A public cleanout shall be installed on the sewer service for Lot 1 at the edge of the public easement.

The existing cleanout must be located at least five feet away from the foundation of the proposed house. Either the house must be shifted away from the edge of the easement, or the cleanout must be moved away from the edge of the easement. The limit of County maintenance will remain at the cleanout.

A Residential Service Application must be completed for Lot 1 and Lot 87 by the property owner before building permits may be approved. Contact the Harford County Division of Water and Sewer, Administration and Permitting Section at (410) 638-3300 for more 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

- Revised existing sediment control plan to show sediment control on the 2 additional lots
- A grading permit is required. Grading permit and bonding may need to be adjusted for the additional disturbance.
- Stormwater management must be addressed.

Stormwater Management (SWM)

- If Limit of Disturbance (LOD) is under 5000 sf for both lots combined, a SWM exemption is possible. Submit exemption request showing the LOD for the original parcel which is being subdivided into 2 lots.
- Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits.
- Maintenance of the individual stormwater management facilities are the responsibility of the property owners.
- A note must be added to the plans saying that Stormwater Management shall be designed in accordance with the latest MDE manual.

Erik Robey – Sheriff's Office

Development Advisory Committee Minutes
March 16, 2022
Page 12 of 14

The sheriff's office has no comments.

Paul Magness – Parks and Recreation

This plan proposed 26 single family lots and 61 townhouse lots on a 35.73-acre parcel. The open space required for the project is 2.72 acres, with 1.36 acres of active open space. The plan proposes 6.3 acres of open space with 1.36 acres of active open space. Proposed active open space amenities include 2 park areas and proposed trails on the property. The trail system for the property should be asphalt or concrete and a minimum of 6' wide. When any portion of the trail crosses a stream, wetlands buffer, flood protection setback, or other environmental features, the trail connection must be maintained over these environmental features for this section of trail to count towards the active open space requirement. This could be achieved with a walking bridge, raised boardwalk, or similar structure. The contractor should work with the appropriate permitting agencies to determine the most appropriate structure that can be permitted to maintain the connection. The proposed park areas shall be no more than 2.5% grade and be clearly marked with signage identifying them as community open space. The area to the west of Jacqueline Court should include fencing with access points along the road to keep it separate from the road. In addition to a less than 2.5% overall slope, the open lawn recreation area needs to be mowed every 7-10 days in season to qualify as active open space.

Eric Vacek – Planner

- The site is split-zoned R-2 (Urban Residential) and B-3 (Business) and totals 35.73 +/- acres. The R-2 portion of the site totals 26.72 acres +/- . The B-3 portion of the site totals 8.50 acres +/- . This revised concept plan proposes to create eighty-seven (87) single family and townhouse dwelling units, respectively. These lots will be developed utilizing Conventional with Open Space (C.O.S) standards. Maximum density is 4.5 dwelling units per gross acre.
- The approved preliminary plan (P322-2019) did not include Lot(s) 48 and 49 as part of the overall Aumar Village Residential development. The consultant shall clarify the addition of the lot(s) as part of this revised Concept Plan.

Mr. Capalongo said the confusion might lie in that there is an existing Lot 48 and 49. There is a new Lot 48 and 49 as a part of this subdivision. The existing 48 and 49 were a part of the original.

Mr. Vacek said we ask that you clarify.

- The developer has proposed the addition of an existing lot (Plat 211-29) to the overall subdivision. This lot shall be numbered and platted as part of Aumar Village residential subdivision.
- The required open space for this concept plan totals 2.672 acres. Fifty percent (50 %) or

Development Advisory Committee Minutes
March 16, 2022
Page 13 of 14

1.34 acres of the open space shall be suitable for active recreation, or active open space. This plan proposes 1.34 acres of active open space. The proposed active open space are not clearly delineated on the plan. Active open space is not permitted in the B3 zoning district. Pedestrian access to proposed open space areas shall be provided with paved walking trails in conjunction with public rights-of-way. This shall be clearly delineated on the preliminary plan. Trails shall be constructed of asphalt or concrete. Areas of active open space area shall be clearly accessible to the community. Areas of proposed active space may not be used for construction stockpiling.

- All applicable recorded plat(s) affecting this revised Aumar Village Concept Plan (Plat(s) 210-87, 211-29, 140-06) shall be revised to include ingress/egress access easements and associated documents prior to/concurrent with preliminary plan approval.
- A revised Forest Conservation Plan (FCP) shall be required prior to preliminary plan approval. The preliminary plan references Forest Retention/ Reforestation areas on boundary plat 206-22. The consultant shall clarify the acreage of residential development included as part of the FCP calculations.
- A Landscaping and recreation plan shall be submitted to the Department of Planning and Zoning with the preliminary plan submission. Buffer yard 'E' is required between R2 (Urban Residential) and AG (Agricultural) zoned properties.
- A Homeowner's Association (H.O.A.) must be established/updated for the additional new and existing lot(s)
- The provided plans show townhouse unit diagrams with single driveways. Minimum parking requirements must be met for each dwelling type proposed.
- The preliminary plan will be subject to a future DAC review.
- The Consultant shall contact the MDOT-SHA for Concept Plan comments prior to plan approval.

Public Comments:

Joyce Mason said I am the owner along with my husband and my son of 100 Mountain Road which is next to this lot they want to subdivide. We have had a survey done of our property, a preliminary survey. We have found that the wall and fence that they built is up to a foot and a half on our property. It makes their lot bigger to be able to subdivide. And all the way around on the backside of our property and along the side of our property, it is anywhere from .8 to 1.5 feet on our property. She showed a plan. This all has to be moved. She pointed to the plan. So, we object.

Development Advisory Committee Minutes
March 16, 2022
Page 14 of 14

Mr. Davenport said so I understand. Your survey indicates they have built structures on your property.

Ms. Mason said yes.

Mr. Davenport said we can't get involved between disputes over properties. We acknowledge that.

Ms. Mason said it makes their property bigger.

Meeting adjourned at 9:40 am.