

1 COMMUNITY INPUT MEETING

2 MEETING: Wednesday, July 30, 2025 at
3 Harford County Public Library
4 100 E. Pennsylvania Avenue
Bel Air, Maryland 21015

5 SITE LOCATION: 2014 Emmorton Road
6 Bel Air, Maryland 21015

7 APPLICANT: WLR Investment Group, Inc.

8 THIS PLAN
9 PROPOSES: Car wash and associated site
improvements.

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11 The above-captioned matter was held on
12 Wednesday, July 30, 2025, commencing at 6:00 p.m. at
13 Harford County Public Library, 100 E. Pennsylvania
14 Avenue, Bel Air, Maryland 21014.

15
16 REPRESENTING THE DEVELOPER:

17 BOHLER

18 By: Morgan O'Donnell, Project Manager
Brandon Rowe, PE, LEED Green Associate
901 Dulaney Valley Road
19 Suite 801
Towson, Maryland 21204
20 Telephone: 410-821-7900
modonnell@bohlereng.com
21 browe@bohlereng.com

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1 PROCEEDINGS	Page 2	Page 4
1 MS. O'DONNELL: Hello, everyone. My 2 name is Morgan O'Donnell. I am with Bohler. We are 3 the civil engineer on the project. I also have 4 Brandon Rowe from Bohler. And then we have Chad 5 Bohn here, who is the developer.		1 developer. So, again, our sole attention here today 2 is just for the proposed Auto Spa Express car wash.
6 That being said, as I mentioned, we are 7 part of the overall development. The total site 8 here is about 34 acres. But what we're focused on 9 for tonight is this approximate 1.4 acre site along 10 Emmorton Road, and that's where we are proposing the 11 Auto Spa Express.		10 So WLR is developing an approximate 5,000 11 square foot car wash. It is a single-tunnel, full 12 service car wash. That being said, cars entering 13 through the pay lanes, which are located on the plan 14 south of the rendering, they'll come through, go 15 through the tunnel and then they'll exit out. At 16 that point, you're free to leave, or, if you would 17 like to take advantage of the free vacuums, there 18 are vacuum spaces provided.
18 First, I'm going to give an introduction to 19 the project. And then once I'm finished, we'll open 20 up the floor and allow everyone to ask their 21 questions.		19 I want to note that this site -- 20 UNIDENTIFIED SPEAKER: Can I ask a 21 question?
19 So with that being said, the purpose of 20 this meeting is to have a community input meeting, 21 which is the first step in the site development		21 MS. O'DONNELL: Sorry. Yeah,
1 process here in Harford County. Typically, a 2 community input meeting is required for any site 3 that generates more than 250 trips per day.	Page 3	1 unfortunately, I'm just going to go through my whole 2 spiel. It shouldn't be too long. And then we'll 3 take questions. Thank you.
4 We just want to note that typically car 5 washes don't generate that much traffic according to 6 the Institute of Traffic Engineers. However, our 7 site is part of a larger development, and because of 8 that, our site is also included in the overall 9 traffic study being done for the site.		4 So the site is zoned B-3. Car washes are a 5 permitted use at this site. We are anticipating 6 meeting all of our -- the county regulations. There 7 is no anticipated variances at this time.
10 The overall development does have more than 11 250 trips a day, and, therefore, that's why we're 12 required to come here and present to you our 13 project.		8 We are not located in the critical area, 9 and there is no environmentally sensitive areas on 10 site. I also want to note that forest conservation 11 was already provided as part of the overall 12 development when they had initially done the mass 13 grading.
14 I just want to note that, again, this is 15 early in the design process. We'll still undergo 16 the full entitlement process with Harford County. 17 This is just step one.		14 As far as parking and access goes, so the 15 site access points are located on private internal 16 access drives. There is a proposed right in, right 17 out access on Emmorton. And then there's another 18 full-movement access being proposed along Plumtree.
18 And then also just to note, we are here 19 solely for the proposed Auto Spa Express car wash, 20 so we can't speak to the overall development, as 21 that is being done by another engineer, another		19 Those access points are also being done by 20 the overall developer, so, again, not part of our 21 proposed development here tonight.

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<p>1 UNIDENTIFIED SPEAKER: I'm sorry.</p> <p>2 Where did you say the two were? Plumtree and what?</p> <p>3 MS. O'DONNELL: There's no questions</p> <p>4 yet. But I will repeat myself.</p> <p>5 So there is a right in, right out access on</p> <p>6 Emmorton and then a full-movement access on Emmorton</p> <p>7 and then a full-movement access on Plumtree.</p> <p>8 However, those are not part of the proposed</p> <p>9 development associated with the car wash. Those are</p> <p>10 being done by the overall developer and being,</p> <p>11 again, entitled through a separate process.</p> <p>12 Similarly, the subdivision of this site is</p> <p>13 also being done by the overall developer and is not</p> <p>14 part of our submission to Harford County.</p> <p>15 The site that we're looking at is known as</p> <p>16 Lot 4 of part of the overall development plan. So,</p> <p>17 again, the site is access off of this internal</p> <p>18 access drive. And, again, cars will circulate</p> <p>19 through the tunnel, out into the vacuum spaces.</p> <p>20 For a car wash, the parking requirement is</p> <p>21 based off the total square footage of the building.</p>	<p>1 layout, design perspective related to the car wash.</p> <p>2 So I will just note, before we go into</p> <p>3 questions, as we discussed, please make sure when</p> <p>4 you ask your question, you state your name and your</p> <p>5 address, speak loudly and clearly so that way we can</p> <p>6 make it a little bit easier for Ann here.</p> <p>7 So thank you guys for being here. And</p> <p>8 we'll take questions at this time.</p> <p>9 MS. REYERSON: My name is Claudia</p> <p>10 Reyerson, Theodore Road, Bel Air, Maryland 21015.</p> <p>11 Could you just point because like the roads</p> <p>12 and so forth, it's kind of --</p> <p>13 Like what are we looking at?</p> <p>14 MS. O'DONNELL: Sure. So this is</p> <p>15 Veteran Memorial Highway all the way --</p> <p>16 MS. REYERSON: That's Route 24. Okay.</p> <p>17 MS. O'DONNELL: -- east here. To the</p> <p>18 north, we have Plumtree. And then to the west, we</p> <p>19 have Emmorton.</p> <p>20 Our site is located right here, so kind of</p> <p>21 in this northeast corner of the overall Bel Air</p>
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<p>1 to mess up that area so bad with traffic. 2 To be perfectly honest with you, I hope it 3 all gets turned down because it's not going to 4 affect us as much where we're living but those 5 people facing 924, it's a disaster. The traffic 6 around that area right now is bad enough. 7 Down at -- we live down on Plumtree just 8 south, I guess, towards Tollgate, that circle. That 9 circle gets backed up now. 10 Do you guys realize what you're going to be 11 doing to this area? You got to have a little regard 12 for people around you. I hope Harford County 13 Government realizes that this is not a good idea. 14 Your car wash is the same one that's up on 15 Fountain Green and 22? 16 MR. BOHN: Churchville Road. 1615 17 Churchville Road. 18 MR. REYERSON: Right. Is it the same? 19 MR. BOHN: Yes, sir. 20 MR. REYERSON: Okay. True, you may not 21 develop that much traffic. But wait until the bad</p>	<p>1 MR. REYERSON: I understand that. 2 MS. O'DONNELL: -- and to their traffic 3 requirements. But I understand. 4 MR. WEHLAND: Name is Bill Wehland, 415 5 Cedar Springs Road. I live three tenth of a mile 6 from this site. 7 And my first question is, you're on Lot 4. 8 Is that correct? 9 MS. O'DONNELL: That is correct. 10 MR. WEHLAND: Has a TIA been submitted 11 for this? 12 MS. O'DONNELL: So our car wash is 13 included in the overall TIA for the entire 14 development. So it has been submitted and is under 15 review. 16 MR. WEHLAND: So Costco had figured it 17 as a future site. 18 MS. O'DONNELL: Correct. Yes. 19 MR. WEHLAND: What number did you use? 20 MS. O'DONNELL: So it was based off of 21 the traffic trip generator that, you know, is</p>
<p>1 weather hits. But you're not going to generate -- 2 But it's all additive. Costco is going to 3 be horrendous. You're going to add your little bit. 4 And all the other stores, or whatever goes into that 5 development, is not a good idea. 6 MS. O'DONNELL: I would just like to 7 say that I understand and that, ultimately, you 8 know, we have traffic engineers. I'm personally not 9 one. 10 But it is required that a traffic impact 11 analysis is prepared and signed by professionals. 12 And that is what's reviewed by both the county and 13 SHA to determine if the roads are able to convey the 14 traffic. 15 MR. REYERSON: I understand that. 16 Walmart tried the same thing, and they failed in the 17 traffic study. So what's to say that this is going 18 to be any better. Costco is going to generate more 19 than Walmart. 20 MS. O'DONNELL: And I do just want to 21 say that we're not here on behalf of Costco --</p>	<p>1 required to base traffic generation counts off of. 2 I don't know the exact number. I want to 3 say the peak hour was about 130 trips for car 4 washes. And, again, that's based on that. And 5 that's what has been included in the traffic study. 6 MR. WEHLAND: Are you with the TIA 7 people? 8 MS. O'DONNELL: No. 9 MR. BOHN: Car wash. 10 MR. WEHLAND: Who is the one designated 11 to submit your traffic impact study? 12 MS. O'DONNELL: So the traffic impact 13 study includes ours. I believe it's through Traffic 14 Group. 15 MR. WEHLAND: It is Traffic Concepts, I 16 think. 17 MS. O'DONNELL: Okay. 18 MR. WEHLAND: There is four entrances 19 to this site. Your site right here, right in, right 20 out, this is right in and right out. This is full 21 access and down here will be full access.</p>

<p>1 There is no way -- and I keep telling the 2 county this -- that you can determine where cars are 3 going to come and go via Costco to your car wash. 4 It's all theoretical and it doesn't mean anything. 5 What it does mean, and this gentleman 6 commented on it, is just too much traffic. We have 7 nothing, nor personally I have, against your car 8 wash nor do I have anything against Costco. 9 I have a real problem with the whole idea 10 that that 33 acres is being capped off with a store 11 such as Costco. The traffic -- I don't care what 12 the study shows. You're never going to determine in 13 reality how people are going to come and go. 14 Your site is directly across from 15 McDonald's there. On Plumtree Road, they're talking 16 about a center lane, which is going to be a left 17 lane, and two through lanes. Anybody exiting your 18 site to come up this way to go up here, it's going 19 to be a nightmare. They are already queued up here. 20 So I've been trying to meet with the county 21 for about four weeks now. Plus, I know the traffic </p>	<p>Page 14</p> <p>1 MR. ROWE: Eighteen spaces. And we 2 consider that from an operational standpoint when 3 we're laying this out to make sure we do have vacuum 4 spaces. That is one of those critical pieces, that 5 and just the queuing and the pay lanes before you 6 get into the tunnel. That's to make sure we have 7 adequate queuing lanes there as well. 8 So I can appreciate your concern from an 9 operational standpoint. We believe that 18 is -- 18 10 vacuum spaces should allow for appropriate turnover 11 considering the put-through through the tunnel. 12 You can only put so many cars or vehicles 13 at any one time and any one minute or a certain 14 period of time, I should say. And, with that, we 15 believe 18 vacuum spaces is adequate. And there are 16 attendants that are out there that -- 17 MR. WEHLAND: Yeah, and 18 is more than 18 what we have for the Churchville Road. That's a 19 good thing. 20 But would they end up being queued out onto 21 this road here if there isn't enough access?</p> <p>Page 16</p>
<p>1 study has not been approved yet for the Costco. And 2 I know we're not talking about Costco. But it 3 relates directly to what you're doing. That's going 4 to be a real problem. 5 I don't know what the final road 6 improvements are going to be. Perhaps as a auto 7 express you don't care what they're going to be. 8 But you are going to be impacted. 9 That's my general concern, is traffic. And 10 anybody here would say the same thing. It's a 11 nightmare already. 12 The other question I have -- an auto 13 express is great. I use the one on Churchville 14 Road. The real problem you're going to have is 15 people queuing up to try to get into those drying 16 stations. People take more than 15 minutes and they 17 back up. I don't know where you're going to put 18 that back-up traffic based on this layout. 19 Do you understand what I'm saying, sir? 20 You have, what, 12 stations typically for drying? 21 MS. O'DONNELL: It will be 18 spaces. </p>	<p>Page 15</p> <p>1 MS. O'DONNELL: Well, ultimately, our 2 goal is to make sure that there is queuing. And 3 that's, again, what we're looking for to make sure 4 that we have the adequate stacking going into the 5 pay lanes and then, again, adequate vacuum spaces. 6 So the intent is that there's no queuing 7 outside of the auto spa. And then, obviously, if 8 there is -- and we can't attest to exactly how 9 people would react. 10 But, again, we are on internal access 11 drives. So the intent would be that any backup also 12 wouldn't be offsite, it would be within the shopping 13 center itself. 14 MR. ROWE: Just to touch on your 15 concern about the vacuum spaces and queuing for 16 that, you come out of the tunnel, you go through 17 this drive aisle and then you go into the vacuum 18 spaces. 19 This doesn't go back out to the private 20 drive. This doesn't go out to this private drive or 21 out to Emmorton. This is all internal to the site.</p> <p>Page 17</p>

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<p>1 So in a world where 18 people park their 2 car for a very long time, for an hour each, this 3 queuing backs up through the tunnel and the tunnel 4 then has to stop, which isn't going to happen. 5 MR. WEHLAND: What is the average 6 amount of cars on a daily basis, weekday, not 7 counting Saturday and Sunday? 8 Do you have an answer to that? 9 MS. O'DONNELL: So the -- 10 MR. WEHLAND: You're obviously more 11 than 250 a day. 12 MS. O'DONNELL: No. So we're not. So 13 that's what I wanted to highlight, is that per the 14 traffic generation methodology, car washes generate 15 about 130 max, which is what is being shown in the 16 traffic study. 17 MR. ROWE: Just to be clear, at the 18 peak hour. 19 MS. O'DONNELL: At the peak hour. 20 MR. WEHLAND: Okay. 21 MR. ROWE: Chad, do you an average?</p>	<p>1 impact study being approved by Costco? 2 MS. O'DONNELL: Yes. 3 MR. TAYLOR: It has to be approved 4 before you get a permit? 5 MS. O'DONNELL: Correct. 6 MR. TAYLOR: And then who's going to 7 build your entrance right off of Plumtree? Or is 8 that going to be like something -- 9 You're going to build this site before 10 Costco even gets built? 11 MS. O'DONNELL: So while -- 12 Again, our site is separate from Costco. 13 And there's an overall developer who will be doing 14 the internal roads and those proposed access points. 15 So it's not specific to our project. The intent is 16 that would be done by the overall developer prior 17 to. 18 MR. TAYLOR: So this isn't a separate 19 site, then. This is really contingent upon Costco 20 getting approval by the traffic study. 21 MS. O'DONNELL: Right. It's contingent</p>
	<p>Page 19</p> <p>1 MR. BONH: It greatly varies depending 2 on the location. 3 MR. WEHLAND: Weather. 4 MR. BONH: Yeah, weather, the day. The 5 location, you know, where we're at, they all do 6 different numbers. The study is pretty accurate for 7 numbers and days for the peak hour. 8 MR. WEHLAND: My final point, unless 9 something comes to me, is there is no way that a 10 traffic study is going to determine what ins and 11 outs. And I see the arrows all the time. 12 Guessing, my opinion, although they say 13 it's theoretical and per the code and all that, how 14 many cars are going to be at that traffic light 15 going in over here, over there? 16 But I know Plumtree and 924, just to name 17 the two, are going to be a nightmare. Thank you. 18 MS. O'DONNELL: Go ahead, sir. 19 MR. TAYLOR: My name is Mike Taylor. I 20 live at 249 Temple Drive. 21 Is your project contingent on the traffic</p> <p>Page 21</p> <p>1 upon the approval of the traffic study and then the 2 approval of the access points and the approval of 3 the subdivision for the site. 4 MR. TAYLOR: Okay. 5 MR. WEHLAND: Could I make another 6 point? 7 Costco cannot go in there until a 8 Certificate of Occupancy is made. That means you 9 cannot go in there, as far as I know, until all the 10 road improvements are made. That's a county 11 requirement. And they're going to stick to that, 12 from what I understand. 13 Meaning to say, all the offsite 14 improvements, they're not going to happen in six 15 months, a year, probably two years. 16 I assume you're leasing the property, not 17 buying the property. 18 MR. BONH: It is rental. 19 MS. MIKHAIL: I'm Monica Mikhail. And 20 I live at 2103 Windom Court in Bel Air, Maryland 21 21015. I'm located across the road in Bright Oaks,</p>

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<p>1 directly -- a little bit going towards the Festival, 2 more from where you're at than particularly on the 3 corner.</p> <p>4 I am not familiar with the auto spa in 5 Churchville as long as I've been here. I don't 6 think I've used it.</p> <p>7 But is this simply a car wash with drying 8 spaces, or is this like an auto spa where you're 9 going to do detailing?</p> <p>10 It's just a car wash with drying spaces?</p> <p>11 MS. O'DONNELL: Correct.</p> <p>12 MS. MIKHAIL: Okay. And I thought I 13 heard you say that it's currently 18 spaces.</p> <p>14 But you're looking to get 26. Is that what 15 I understood?</p> <p>16 MS. O'DONNELL: No. No. No. No. 17 Sorry. I flipped the numbers there. It's 18 are 18 required, 26 are proposed.</p> <p>19 So apologies. There's even more spaces 20 than we discussed earlier. There's 26 spaces.</p> <p>21 MS. MIKHAIL: Twenty-six are proposed.</p>	<p>1 developer. But we are Lot 4.</p> <p>2 MS. MIKHAIL: You're 4. And we don't 3 know out of how many, potentially.</p> <p>4 MS. O'DONNELL: Correct.</p> <p>5 MS. MIKHAIL: I've read six. I don't 6 want to state anything --</p> <p>7 MR. REYERSON: Costco will be one of 8 them.</p> <p>9 MS. MIKHAIL: And Costco is 10 anticipated, I'm hearing, to have gas stations 11 there.</p> <p>12 So it would be ideal for your business if 13 the people get gas and then they say, Hey, I want to 14 get a car wash. But that's up to them. A separate 15 lot. I understand.</p> <p>16 So I had some concerns. I don't think 17 they're completely onto your lot. But there is some 18 concerns with internal trip generation planning.</p> <p>19 And on pad sites -- I think it needs to be 20 applied to pad sites. From what I'm understanding 21 right now, internal trip generation capture rates</p>
<p>1 MS. O'DONNELL: Correct.</p> <p>2 MS. MIKHAIL: So 18 is the minimum that 3 you're able to get.</p> <p>4 MS. O'DONNELL: Correct. Yeah.</p> <p>5 MS. MIKHAIL: Okay.</p> <p>6 And can I ask you how long you've been in 7 Churchville?</p> <p>8 MR. BOHN: We've been in Churchville 9 for seven, eight years.</p> <p>10 MS. MIKHAIL: Seven or eight years?</p> <p>11 MR. BOHN: Eight years. Time flies.</p> <p>12 MS. MIKHAIL: Okay.</p> <p>13 So we can expect that if you did well in 14 Churchville, there's a possibility that you may be 15 doing very well also here, a possibility. But 16 there's some distance in between.</p> <p>17 So how many lots are available on this 18 property that are not related to Costco? I've read 19 six.</p> <p>20 MS. O'DONNELL: We can't. It's 21 ultimately, again, being done by the overall</p>	<p>1 are not applied to the pad sites. And I think that 2 would --</p> <p>3 You know, they need to add however many 4 trip capture rates need to be for like high turnover 5 and each of the pad lots.</p> <p>6 So I would like to recommend to you, in 7 good faith, to determine what the internal trip 8 generation is for your pad site if it is not 9 actually technically required just so that we get 10 real numbers as to how many cars are going to be 11 accessed on the site for the community to be aware.</p> <p>12 And there are different models that are 13 used besides the ITE, which is the, you know, 14 traffic engineering trip generating manual. There 15 are other manuals. This manual is not the most 16 current but it's what the county currently uses.</p> <p>17 There is other manuals, like the Highway 18 Capacity Manual, the Manual for the Uniform Traffic 19 Control Devices. And these all look at ways to 20 increase, basically, safety and improve mobility for 21 road usage.</p>

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<p>1 And I think the last one, the Uniform 2 Traffic Control Device Manual, is recommended by the 3 Federal Highway Administration. 4 But the goal is, basically, you want to 5 reduce congestion, crashes, increase the mobility 6 within the site and have real trip planning and 7 capacity estimation. 8 And my main concern is those two. The 34 9 acres that we're talking about, being one, is 10 between two main arterial kind of roads, 924 and 24, 11 which are both state roads. Correct? 12 MS. O'DONNELL: Uh-huh. 13 MS. MIKHAIL: Because they are 14 numbered. 15 But you have two county type of roads. You 16 have Plumtree and you got Blue Spruce Drive along 17 the other side that are more particular for the 18 county. 19 So it's very easy to say that the county 20 can say, Oh, this doesn't apply to me. This goes to 21 state. And it's very easy for the state to say, Oh,</p>	<p>Page 26</p> <p>1 going to have more of an impact, you know, on the 2 unsignaled entrances. You know, Tollgate also has 3 an unsignaled entrance. And I think Blue Spruce 4 near, where the NTB is, also has like an unsignaled 5 entrance. 6 So I think that we need to look at the 7 projected growth rate, we need to look at the 8 internal traffic trip generations and the capacity 9 there and also like how those unsignaled entries are 10 going to be impacted. 11 Sorry. I made some notes. So I want to 12 make sure I've addressed them all. 13 And then as to what was on some of the 14 previous traffic impact analysis studies, there was 15 suggestion of mixed lane use. So it was retail, 16 restaurants, at one point they were saying MedStar 17 offices or medical offices. And it really hasn't 18 been specified yet. Right now all I'm aware of is 19 Costco and the Auto Spa Express. 20 And I feel like that we should not be -- 21 for some reason they wanted to count retail and</p> <p>Page 28</p>
<p>1 this doesn't apply to me. This goes to county. And 2 you will get that direct runaround, because I've 3 encountered it. 4 But my main thing is, I want you guys to 5 consider the projected growth rate for this area and 6 not just even look at impact right now. But you 7 have to look at what the future conditions are going 8 to be. 9 And in this area you have 24, which also 10 goes to Upper Chesapeake and towards the hospital, 11 and it's all within maybe a three-to-five mile 12 radius. And I know the traffic study will look at 13 probably Blue Spruce, Tollgate, Singer, Wheel, 14 Plumtree, Macphail. I'm sure it will go in the 15 vicinity. 16 But the deficiencies need to be really 17 noted because this space has a very small node to 18 node distance between different sites of where 19 traffic lights are. 20 Bright Oaks doesn't even have -- it's 21 basically an unsignaled intersection. So you're</p>	<p>Page 27</p> <p>1 restaurant separate. And they did not want to put 2 them into the count. They wanted each pad site to 3 do it separately. 4 And I feel like while that may be done 5 separately, we still need an overall figure for the 6 real traffic impact analysis because each one can 7 say, Oh, I'm only 130 at peak hour. But there's -- 8 how many hours a day are you open? Eight to eight? 9 So say 12 hours and maybe 130 is at 11 a.m. or 12 10 noon and then you have 60 at 4 p.m. 11 You know, like even though we want the 12 analysis by your site, which I feel is a necessity, 13 I feel like they should not be overlooked from pad 14 sites. We still need it to be incorporated into the 15 overall traffic analysis so we can prior to 16 submitting -- 17 Like Costco should not submit it without 18 your guys' input. And your guys' input should be on 19 the final one that Costco is producing. So I would 20 just like to recommend that in terms of, you know, 21 volume generation, projected growth rates.</p> <p>Page 29</p>

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<p>1 And, lastly, are you guys aware of the 2 projected growth rate or percent growth rate? 3 MS. O'DONNELL: No. I am not a traffic 4 engineer. We did not prepare the traffic impact 5 analysis. 6 MS. MIKHAIL: I only have what the last 7 one was, and I believe that was in 2020, so I'm not 8 sure if it's -- I need to find out if it's changed a 9 little since then. But I have it as 2.2 percent, 10 and that is applied on all high volume intersections 11 along the arterial and the collector roadways. 12 But if you do find out, if I can get that 13 number from the county? I might have to follow up 14 with my county zoning and planning people. But I 15 would like to know if that actually has increased in 16 terms of what the projected rate is. 17 MS. O'DONNELL: Sure. 18 MS. MIKHAIL: But, you know, if you're 19 doing well in Churchville, I project a similar doing 20 well in this area because the areas are not too far 21 apart.</p>	<p>Page 30</p> <p>1 MR. KANE: My name is John B. Kane. 2 And Kane is K-A-N-E. And I'm a retired attorney, 3 and I did a lot of real estate work. 220 E. 4 Broadway, Bel Air 21014. So I've seen a lot of 5 development. I practiced law for over 40 years in 6 the county. And I'm very concerned about Costco 7 being there. 8 I have nothing personally against your 9 business. Okay? But I think it is going to be a 10 disaster. The traffic there, I would suggest to you 11 that you go there at some peak time and try to make 12 a left-hand turn from any of the developments that 13 are along either 924 or Route 24. You will see for 14 yourself. 15 I have gone to the county. I've talked to 16 the county executive. I've talked to the county 17 attorney. I've talked to the county administrator. 18 And I've told them. I said, you know, if there was 19 a very successful, very influential CEO on Wall 20 Street and he was asked what are the effects the 21 tariffs are going to be once Donald Trump put them</p> <p>Page 32</p>
<p>1 And I just hope that you take into account 2 that like a lot of people in the community were not 3 particularly fond of this whole property being used 4 for any kind of mixed land use initially and that 5 hopefully there will still be some respect to a 6 little bit of the community and the green space. 7 Like if you are going to have it, it would 8 be nice to see the trees a little bit at least 9 replanted on the perimeter. 10 I don't know how the forest conservation 11 plan was granted the waiver given that it's being 12 litigated elsewhere and it didn't do well and they 13 followed a similar modality. But there are people 14 looking into that as well. 15 So I would like to understand how come it 16 was accepted on one property and not on another one. 17 I think this one has lacked litigation, honestly. 18 But we'll see. I'll have to follow up on that as 19 well. 20 MS. O'DONNELL: I appreciate your 21 feedback.</p>	<p>Page 31</p> <p>1 in place, and he said, Well, they're either going to 2 be okay, they're going to be worse or they're going 3 to be Chernobyl. 4 And I'm afraid this is going to be 5 Chernobyl because once the site is developed the way 6 it's projected, it will be irreparable. People will 7 be stuck in traffic. Drive it there on peak times. 8 You'll see. 9 So I suggested to Costco that they find 10 another location. And the other location would be 11 somewhere on Route 40, because there's a Route 40 12 location down in Baltimore County and it works 13 pretty well. 14 But if you're going to see what the traffic 15 is like, go there on Saturday morning at 10:00. See 16 if you can get a parking space. It's got a 17 four-lane road that's right in front of it. And 18 this location for the people that live there -- 19 And I don't live along that road. I live 20 right around the corner. But it concerns me enough 21 that I would recommend that you try to persuade</p> <p>Page 33</p>

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<p>1 Costco to go somewhere else and to bring your car 2 wash business with you, because I'm afraid this will 3 be terrible, not bad. It will be terrible. 4 There have been a couple of traffic 5 studies, one I think was done by the Klein family, 6 and they said the estimate of the trips per year was 7 underestimated by 1.3 million. And it's like even 8 in anybody's conservative scorebook, that's an awful 9 lot of misrepresentation, if that is true. 10 So I would suggest that you try to persuade 11 Costco to locate somewhere else. Because a long 12 time ago, in Havre de Grace, they were going to put 13 in a NASCAR track, and it was going to be right off 14 of 95. And the neighbors went, Oh, my God. What 15 are doing putting in a NASCAR track? 16 Well, they raised so much hell about it, 17 they withdrew the contract. They may have assigned 18 it by a man named Ed Abel, who came from Lancaster, 19 Pennsylvania. And he developed Bull Rock. And he 20 was going to put in two golf courses. But because 21 of 911, he couldn't do that and, ultimately, sold</p>	<p>Page 34</p> <p>1 Is anybody here from Harford County? Do 2 any of you represent Harford County? 3 So my point is, I have a map from the last 4 time they had a meeting. And there's seven lots. 5 For everybody here, there's seven lots on this. 6 This big square is Lot 1 for Costco. There's Lot 2, 7 3, 4, 5, 6, and 7. Okay? 8 Are we going to get hit with seven 9 different meetings for every one of these? What is 10 this? Dividing and concurring? Because you've got 11 to have all those sites full because they may impact 12 each other. 13 You might have some kind of a business that 14 takes up one of these other sites that conflicts 15 with one of the other businesses. 16 I can't give a good example right off the 17 top of my head but it just seems like, you know, 18 you're just talking about that one little site. 19 Everybody here is talking about the whole thing, all 20 seven at once, not just your little corner. 21 And your little corner might be fine now.</p> <p>Page 36</p>
<p>1 land off to Ed as well. 2 So I think there needs to be an alternate 3 plan here. And my suggestion at another public 4 meeting was for Costco to assign a contract to 5 somebody who will build a hotel. And I've heard 6 nothing. The Kleins seemed to think that was not a 7 bad idea. Not surprising. 8 But, anyway, so the point is is the traffic 9 will be a disaster. 10 MS. O'DONNELL: Again, we are -- you 11 know, there's the traffic study that's underway. 12 Unfortunately, it's not being prepared by Auto Spa, 13 by our team. 14 So as much as I really understand where you 15 and others are coming from, it is really not in our 16 control, and, unfortunately, we can't really speak 17 to too much of that. 18 MR. KANE: I understand. I just wanted 19 to express my point of view. Thank you very much. 20 MR. QUANTMEYER: My name is Louis 21 Quantmeyer, 1701 Pine Forest Court.</p>	<p>Page 35</p> <p>1 But we don't know what all the rest of the lots are 2 going to look like or be occupied by, other than 3 Costco, right now. 4 Is there ever going to be any kind of an 5 overall meeting when they decide what all these 6 sites are going to be to talk about the impact of 7 everything as opposed to one at a time? 8 MR. ROWE: Just to be clear, one, I 9 think there's only six lots. We're not part of the 10 overall developer. I can't speak to that, 11 truthfully. That's our understanding. 12 I think one of them might be for 13 stormwater. One of the seven lots that you've 14 identified, one is a stormwater facility. 15 That said, I do want to say that the 16 traffic impact study may be made to be pieced 17 together. It's not. The traffic impact study -- 18 and, again, we didn't prepare it, so I can't speak 19 to all the details of it -- in reviewing it, Costco, 20 the car wash and other uses are considered in that 21 traffic study. So it is looked at holistically.</p> <p>Page 37</p>

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<p>1 Whether you agree with the results or not, 2 certainly, it's not approved yet. It's still in the 3 process. But that is all being looked at 4 holistically.</p> <p>5 So I did just want to make that statement. 6 But, certainly, here everybody is concerned --</p> <p>7 MR. QUANTMEYER: The last meeting I 8 went to, Costco said their estimate was 5,500 to 9 8,000 a day cars, trips. So you're saying that 10 includes all seven lots.</p> <p>11 MR. ROWE: I can't speak to what Costco 12 said at their meeting. I can say the traffic impact 13 study has been produced with all future uses all in 14 mind.</p> <p>15 MR. SABATINO: Sal Sabatino, 1816 16 Barrington Village Court, 21014.</p> <p>17 MR. ROWE: Your question was has it 18 been prepared yet? Is that correct?</p> <p>19 MR. SABATINO: Yeah.</p> <p>20 MR. ROWE: It has been prepared. And 21 my understanding, they have addressed some comments</p>	<p>1 MR. ROWE: I think to answer your 2 question, we're all allowed by right. We certainly 3 hear your concerns. We want to do well.</p> <p>4 We're here to introduce the project to you, 5 to hear your concerns. You made some asks. We'll 6 certainly share that with the overall developer.</p> <p>7 We can't persuade Costco not to come here. 8 They are not going to listen to me or Morgan or Chad 9 or anybody.</p> <p>10 MS. KRAVEC: I understand. But as your 11 company, what do you have to offer to the community?</p> <p>12 Do you propose to --</p> <p>13 You know, like what is your --</p> <p>14 What are the morals of your company?</p> <p>15 MR. BOHN: I mean, you know, we pride 16 ourselves in aesthetics and in doing a good job.</p> <p>17 You know, when you think of fast food, the first, 18 you know, nice one that comes to my mind would be a 19 Chick-fil-A type. We like to try to think we are 20 the Chick-fil-A of the express car wash.</p> <p>21 You know, as far as what we offer the</p>
<p>1 and having been resubmitted. That's my knowledge of 2 the status. To my knowledge, it has not been 3 approved.</p> <p>4 MS. KRAVEC: Holly Kravec, 100 Roselawn 5 Court, 21014.</p> <p>6 I think we can all agree as a community, 7 we're all concerned about the traffic. It's 8 gridlocked now. I know when I have gone to Costco 9 at Thanksgiving time, we all know what that's like.</p> <p>10 But given the fact that I'm sure you've 11 done your homework, you think you can do a great 12 business here based on your business in Churchville.</p> <p>13 There is a car wash down in Abingdon that I see cars 14 at a lot.</p> <p>15 But what do you have to offer for the 16 community?</p> <p>17 The community is so against this and so, 18 you know, upset about all the land that's being 19 used.</p> <p>20 What do you have to offer the community 21 other than washing our cars and us paying you?</p>	<p>1 community, great product, you're getting value for 2 what you're paying for. But like Brandon said, at 3 the end of the day, you know, we hear you on the 4 traffic. But this is a very small piece of, you 5 know, the developer's --</p> <p>6 MS. KRAVEC: You're a small piece of 7 the big concern. I mean, let's be honest.</p> <p>8 MR. BOHN: Sure. It's the developer.</p> <p>9 Right? He's the one that's ultimately -- you know, 10 this is his project and, yes --</p> <p>11 MS. KRAVEC: Well, this is your 12 project. The car wash is your project. You're just 13 part of the bigger development.</p> <p>14 MR. ROWE: If I could interject, you 15 know, we're not going to barter back and forth here. 16 Apparently, you don't appreciate what we're doing.</p> <p>17 I totally understand.</p> <p>18 MS. KRAVEC: No, I do. I, actually, 19 had a subscription to your one in Churchville. I do 20 believe in you. I'm just asking what you have to 21 offer the community other than us, you know, having</p>

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<p style="text-align: right;">Page 42</p> <p>1 a clean car.</p> <p>2 MR. BOHN: That's what we do. We wash</p> <p>3 cars.</p> <p>4 MS. KRAVEC: But how do you give back</p> <p>5 to the community? Maybe that's my question.</p> <p>6 MR. BOHN: We give back all the time.</p> <p>7 We have a community relations department. We do a</p> <p>8 lot of stuff for battered women's shelters and stuff</p> <p>9 like that.</p> <p>10 If you go to our website, you'll see we</p> <p>11 have all that on our website. It's very clear that</p> <p>12 we give back a lot.</p> <p>13 MS. KRAVEC: Okay. That's all I'm</p> <p>14 asking for. Thank you.</p> <p>15 MR. BOHN: Sure.</p> <p>16 MS. ANGELINI: Jeanne Angelini, 114</p> <p>17 Glenmore Court.</p> <p>18 So this picture over here, is that the</p> <p>19 orientation that I'm seeing there on the bigger</p> <p>20 plot?</p> <p>21 MS. O'DONNELL: It's close. This is a</p>	<p style="text-align: right;">Page 44</p> <p>1 lots.</p> <p>2 It looks like you've done a great job with</p> <p>3 the trees at the top and bottom. My request would</p> <p>4 be maybe a couple more trees along 924, bushes,</p> <p>5 hedge, something. Thank you.</p> <p>6 MS. O'DONNELL: Yup. Go ahead.</p> <p>7 MS. MIKHAIL: So now I'm going to try</p> <p>8 to get into more specifics about the business</p> <p>9 because I know overall it was focused on traffic a</p> <p>10 little bit.</p> <p>11 What are the hours that you're anticipating</p> <p>12 Monday through the whole week? Are they going to be</p> <p>13 similar to Churchville? Like roughly.</p> <p>14 MR. BOHN: Roughly weekdays eight to</p> <p>15 eight. Sundays, we open later and close a little</p> <p>16 earlier, like nine to six.</p> <p>17 MS. MIKHAIL: And Saturdays?</p> <p>18 MR. BOHN: Same, eight to eight.</p> <p>19 MS. MIKHAIL: And how long is your</p> <p>20 lease for here if it did go in there?</p> <p>21 MR. BOHN: I think that's kind of</p>
<p style="text-align: right;">Page 43</p> <p>1 little more accurate.</p> <p>2 MS. ANGELINI: So the right-hand side</p> <p>3 is 924.</p> <p>4 MS. O'DONNELL: Yup.</p> <p>5 MS. ANGELINI: And then the top is the</p> <p>6 right in, right out to the lot.</p> <p>7 MS. O'DONNELL: Yes.</p> <p>8 MS. ANGELINI: So down 924, are there</p> <p>9 trees along the 924 side as well or just along the</p> <p>10 top and the bottom?</p> <p>11 MS. O'DONNELL: So we are not proposing</p> <p>12 -- what's not shown here is there is stormwater that</p> <p>13 is being proposed along Emmorton Road through the</p> <p>14 overall development. So it will not be planted with</p> <p>15 trees. But I'm sure it will have greenery and</p> <p>16 whatnot. But there is stormwater being proposed by</p> <p>17 others along Emmorton.</p> <p>18 MS. ANGELINI: So I guess from the</p> <p>19 standpoint of people driving by, seeing the road,</p> <p>20 bushes or trees or a berm or something might be</p> <p>21 nicer than seeing a bunch of buildings and parking</p>	<p style="text-align: right;">Page 45</p> <p>1 irrelevant.</p> <p>2 MS. MIKHAIL: Like 12 months? Is it</p> <p>3 one year at a time?</p> <p>4 And then how many jobs are associated with</p> <p>5 your business, typically?</p> <p>6 In this one location, what are you thinking</p> <p>7 would be the job outlook?</p> <p>8 MR. BOHN: So we'll have three shifts.</p> <p>9 At any given time, there's four-to-five employees on</p> <p>10 a shift. This location, we'll employee 30-to-35</p> <p>11 people.</p> <p>12 MS. MIKHAIL: And they are full-time,</p> <p>13 or are they part-time?</p> <p>14 MR. BOHN: Some full, some part.</p> <p>15 MS. MIKHAIL: And then how is the</p> <p>16 lighting in your -- for this site, what are you</p> <p>17 proposing? Like is it like the lights stay on the</p> <p>18 whole time?</p> <p>19 How are you lighting this?</p> <p>20 MS. O'DONNELL: So we're still very</p> <p>21 early-on in the design, so we don't have a full</p>

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<p>1 lighting plan prepared at this time. It will meet 2 -- 3 MR. ROWE: It will need to meet all 4 jurisdictional requirements for spillover and cutoff 5 and property lines. 6 MS. MIKHAIL: And then also noise 7 requirements, are you going to look into that? 8 MR. ROWE: From a noise standpoint, 9 there is no mitigating regulation required. 10 MR. REYERSON: Even though you're right 11 across the street from the apartments? 12 (Nonresponsive.) 13 MS. REYERSON: Can you tell me, 14 approximately, how far your proposed car wash is 15 from the existing car wash down near Wegman's, 16 actually on the same road? 17 MR. BOHN: A couple miles, off the top 18 of my head. 19 MS. REYERSON: That's on the same path. 20 MR. ROWE: On 924. 21 MS. REYERSON: Just saying, how would</p>	<p>1 MR. REYERSON: Because there's nothing 2 you're going to be able to do. 3 MS. O'DONNELL: Unfortunately, you feel 4 that way. But the county requires it. It is an 5 opportunity for us to hear your feedback. But, 6 obviously, there are things that are out of our 7 control. 8 MR. REYERSON: One, I don't know about 9 the other sites along 924, whether anybody has 10 committed to those or not to include the traffic 11 study on all those other lots, possibly. 12 MS. O'DONNELL: Again, that was kind of 13 Brandon's point. The traffic study includes the 14 Costco, our car wash and all the other pads. It's 15 being done together. And the way that it is done is 16 that trip generation is based off of retail or 17 restaurant. And so it is essentially made upfront. 18 But if there was any use that came in that 19 did have more trip generation than what was in the 20 approved study, per Harford County's requirements, 21 they would have to go back and modify that traffic</p>
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<p>1 (Phone ringing.)</p> <p>2 I mean, I appreciate them coming out. This</p> <p>3 is part of what our county requires to hold</p> <p>4 meetings. I understand you're only one lot out of</p> <p>5 however many, six or seven with the Costco, and that</p> <p>6 Costco is the primary entity on the site,</p> <p>7 theoretically, and that there will be a traffic</p> <p>8 impact analysis plan just as generalities of what</p> <p>9 type of business is proposed to be there.</p> <p>10 But I honestly worry about this site from</p> <p>11 the beginning, actually. I feel like at the traffic</p> <p>12 impact analysis, we're already knee deep into the</p> <p>13 study, at least, or "tree deep" into this because</p> <p>14 the trees were removed. They were graded, right?</p> <p>15 And I still see wildlife on the site.</p> <p>16 My main concern is not only for my</p> <p>17 community with the traffic, because we sit in it</p> <p>18 every day, we live around it, we're going to be</p> <p>19 stuck with the businesses that are there. The</p> <p>20 businesses may or may not change, you know, as they</p> <p>21 are rented. Hopefully, if there is a business, it's</p>	Page 50	<p>1 area, not that they're not paying their property</p> <p>2 taxes or anything like that.</p> <p>3 But you're going to add cars. Those geese</p> <p>4 are going to leave whatever is left there. Like</p> <p>5 it's not going to be a green space the way, I think,</p> <p>6 the community has envisioned.</p> <p>7 So I would at least propose that you</p> <p>8 mitigate some of the things that are not community</p> <p>9 friendly, you know, on your good faith on your part.</p> <p>10 I mean, like green trees would be better.</p> <p>11 You know, a little bit of space for some animals</p> <p>12 would be better, making sure you don't have crazy</p> <p>13 traffic, including internal trip generation, like</p> <p>14 controls, to be good.</p> <p>15 You know, like I'm trying to make -- we</p> <p>16 have to be productive in this meeting. We can't</p> <p>17 just say, "Things can't go there. We're against</p> <p>18 it." We have to be like, "What do we expect to get</p> <p>19 out of it, and how do we work together if you did</p> <p>20 join our community?" But I really am not thrilled.</p> <p>21 It's very confusing for the public, like to</p>	Page 52
<p>1 a good one.</p> <p>2 I mean, we have to take the lesser of</p> <p>3 what's happening. Right? We have to take the</p> <p>4 lesser of the evils and hope for something to be</p> <p>5 productive, give jobs, all of that.</p> <p>6 But my real concern was actually, from the</p> <p>7 beginning, when we cleared the property. And as a</p> <p>8 property owner, they're allowed to do so. But</p> <p>9 there's still wildlife on that property. You still</p> <p>10 see geese on that property hanging around.</p> <p>11 What was the tentative stormwater drain,</p> <p>12 you still see, you know, some small but not as much</p> <p>13 now. There were deer and raccoons. Obviously,</p> <p>14 those are not concerns to a business. They just</p> <p>15 want the business to, you know, be successful.</p> <p>16 But I really hope that you take into</p> <p>17 account the wildlife that is actually still there,</p> <p>18 too, and maybe really try to make it -- should this</p> <p>19 thing go through, try really to be respectful in the</p> <p>20 community because we live there and animals live</p> <p>21 there and they don't want to be kicked off of their</p>	Page 51	<p>1 understand that each lot is going to have its own</p> <p>2 community input meeting, DAC meeting, you know, and</p> <p>3 to take time to come here and voice your opinion and</p> <p>4 then to realize that they're using a manual that may</p> <p>5 be outdated for traffic and there's other manuals</p> <p>6 that are more current but the county --</p> <p>7 Someone needs to express to the county that</p> <p>8 we should, perhaps, change manuals, you know. And</p> <p>9 that has to come from the community input and it has</p> <p>10 to go through a council meeting.</p> <p>11 It's a lot of stuff before you get to this</p> <p>12 point that happens, and it's a lot of stuff after</p> <p>13 you get from this point that happens.</p> <p>14 We're not going to see what, you know,</p> <p>15 their recommendations are going to be. Everyone who</p> <p>16 is here tonight might not follow it in three months,</p> <p>17 six months, however long from now.</p> <p>18 And the best thing I can advise you as a</p> <p>19 business is really to appreciate your community's</p> <p>20 concerns, because they are going to be the ones</p> <p>21 living in the area, supporting your business.</p>	Page 53

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<p>1 So I don't think that would be so hard to 2 say like it's a car wash, people wash their cars. 3 Maybe, eventually, they may not like it at first. 4 But if they're close enough to it, they might go to 5 it. You know, there's one at the Shell that's just 6 strictly a drive through. Like you have other 7 options. You got Royal Farms. You got Wegman's, 8 you know. 9 So the only way you're really going to try 10 to make this community appreciate what you're doing 11 is if you really take into account what they are 12 telling you they want to see and, hopefully, 13 mitigate some of the things that they don't like to 14 make it what they do so that you can have continued 15 success. 16 MS. O'DONNELL: You will have another 17 opportunity to speak. 18 Ma'am, if you -- 19 MS. QUANTMEYER: Me? 20 Diane Quantmeyer. I'm really concerned 21 about --</p>	Page 54	<p>1 up and what they require us, as consultants and 2 developers, to do, because that is something that is 3 also out of our control. 4 MS. QUANTMEYER: Right. So how do we 5 go about trying to get the county to come to these 6 meetings or have one meeting, like my husband said, 7 to do all of them? 8 MS. O'DONNELL: Are you from the 9 county? 10 We have someone from the county. If you 11 wouldn't mind introducing yourself. 12 MS. DeSANTIS: My name is Joanne 13 DeSantis. I am the legislative aide for Councilman 14 Jan Giordano. 15 I am here. I am listening. I am taking 16 notes. There are some things that were discussed at 17 the meeting for the Costco. This one in particular 18 is just for Auto Spa. And they really can't answer 19 a lot of the questions you-all are asking them and 20 does not pertain to their lot. 21 Lot 7, at the bottom, is for the watershed</p>	Page 56
<p>1 Well, I live in Barrington, which you exit 2 on 924. Plumtree is the next, which is a very tiny, 3 little road. McDonald's is right there. Right down 4 the road from Plumtree, where you want to go in, is 5 all the medical buildings. So that generates a lot 6 of traffic to begin with. McDonald's, if you look 7 at it, has cars coming out. So that's a huge 8 traffic jam right there. 9 I used to live up in Churchville, so I know 10 exactly where yours is at 543 and 22. You're not 11 impacting any houses. You're on two main roads. 12 And I'm on a tiny, little road, like Plumtree. 13 There's a whole different scenario. 14 And another question. I understand your 15 proposal. And you're here to hear our complaints. 16 How come there is nobody representing the county 17 with the traffic impact study? 18 MS. O'DONNELL: And that I think is a 19 fair point. And I think that there, obviously, 20 needs to be discussion amongst, again, the community 21 with the county and how they have these meetings set</p>	Page 55	<p>1 or whatever that is. So there are only six lots 2 that will have some type of business located on 3 them. 4 The traffic study is still in progress. 5 Somebody quoted 55 visits -- 5,500 visits to 8,000. 6 That's what was stated at the meeting for the 7 Costco. 8 The traffic study has not been released, so 9 there's no information that can be provided to you 10 in regards to that right now. 11 MS. QUANTMEYER: When will that be 12 released? 13 MS. DeSANTIS: That, I do not know. I 14 can -- like I said, I am taking notes. I can find 15 out. It's not like they do that and they hand it to 16 the county council office. I do work for the county 17 council, not a particular department. I do work for 18 the county but it's the county council. 19 So like I said, I'm taking notes. If you 20 have questions or if there's some information, I can 21 relay that information to you.</p>	Page 57

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1 I'm sorry. I don't have my cards on me. 2 But I can leave my email if anybody wants to email 3 me directly. If you have any questions for me, I 4 can try to answer them. 5 MR. QUANTMEYER: Are there any other 6 companies looking at any of the other lots right 7 now, or are they just totally in -- 8 MS. DeSANTIS: As far as I am aware, I 9 don't know what has been proposed for the other lots 10 yet. That has not been given to the county council 11 office. And right now I am not aware of any 12 community input meetings for any of those other lots 13 currently. 14 MS. QUANTMEYER: My question is about 15 traffic. You have all our emails. You have all our 16 addresses. 17 Could you at least give us the information 18 when you find out -- 19 MS. DeSANTIS: Yes, I can. 20 MS. QUANTMEYER: -- and say "The 21 traffic study is conclusive now. This is what it	1 can answer a question or not and hear what we have 2 to say. 3 I was involved with putting down the 4 Walmart at the time. And we turned down a number of 5 people. This fiasco now with Costco -- I don't go 6 to Costco except maybe once a year. And it just so 7 happened, two weeks ago I was down there. That 8 place is a zoo no matter what they do down there. 9 Tens of thousands of vehicles a week is going in and 10 out. 11 Costco belongs down where the JC Penny 12 store is down there at the end of 24 or 22, that big 13 shopping center. More than enough land up there to 14 put the Costco and have plenty of in and out. 15 Again, you're going to have people coming down from 16 northern Harford County, Cecil County, everybody 17 else to the store. 18 I live right here. I go in and out of my 19 community once or twice a week, and it's a joke with 20 the way the traffic is, being that I moved up here 21 in '99 and there was nothing up here then. Okay.
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1 is." 2 MS. DeSANTIS: Yes. Yes. 3 MS. QUANTMEYER: I would appreciate 4 that. 5 MS. DeSANTIS: I will take that 6 information before I leave, yes. 7 Would you mind if I just make it like one 8 email? I will just BCC everybody. 9 MS. QUANTMEYER: That's fine. As long 10 as we get the information. 11 MR. SABATINO: Your first name? 12 MS. DeSANTIS: Joanne. 13 MR. SABATINO: Joanne, I think you're 14 hearing from a small segment of people that are 15 here. 16 MS. DeSANTIS: Oh, yes. Yes, I'm -- 17 MR. SABATINO: The way the county and 18 the county councilmen treat the constituents on 19 these types of issues is far from being a level 20 playing field. 21 I mean, they should be here whether they	1 But the thing that really aggravates me is 2 we do not get the input and courtesy of our council 3 or of planning requirements to talk to the community 4 and say, What do you want? 5 A car wash is nice. But when you come with 6 six other pads or five other pads, or whatever you 7 want, that's a hell of a lot of traffic coming down. 8 The number of accidents that we have on 924 now ever 9 since the medical center piece was put in there, 10 they even said they have a number of accidents. So 11 this is not a safe situation. Okay? It's not a 12 safe situation. 13 The environmental impact, pollution and the 14 rest of that stuff that's going to come with it, 15 it's not right. You got to do something about it. 16 So I recommend that our council get off 17 their butt in September and start holding community 18 meetings. This is just the car wash. But the 19 elephant in the room -- 20 MS. DeSANTIS: There was one for 21 Costco.

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1 MR. SABATINO: When was it?		1 does not necessarily support this.
2 MS. DeSANTIS: When?		2 MR. WEHLAND: I have another question
3 MR. SABATINO: Yeah.		3 for you.
4 MS. DeSANTIS: I have it in my notes.		4 MS. O'DONNELL: For me?
5 I could actually tell you --		5 Just for a moment, let's talk about a
6 (Audience disruption.)		6 contractual thing here. Bel Air Village owns all
7 MR. SABATINO: But the point is, this		7 this property.
8 stuff starts to get quiet and the public doesn't		8 Originally, they were going to build Bel
9 know what's going on.		9 Air Village, which was a combo of retail stores,
10 And, also, the county council can send out		10 senior living. You name it, it was there. They got
11 an announcement that there's going to be a		11 approval for that. And suddenly within a year they
12 thunderstorm on your internet and on your telephone.		12 cleared the land, as you see it now, and suddenly
13 Why can't you do that for some of this kind of		13 they decided the market wasn't right for that.
14 stuff?		14 Along comes Costco. Bel Air Village and
15 MS. DeSANTIS: There's a lot of		15 Justin Rosemore, who you may or may not be dealing
16 development. Your phones would be ringing.		16 with, owns that property through ARLS Properties.
17 MR. SABATINO: Knock yourself out. I'm		17 My question is, contractually, Costco does
18 retired. I got all day.		18 not own that land yet. It's contingent upon
19 MS. DeSANTIS: Not everybody is		19 approval. So Costco does not own that land. Bel
20 retired, sir.		20 Air Village owns that land right now.
21 Every Tuesday -- the first three Tuesdays		21 Costco could walk almost any time if they
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1 of every month, you are welcome to come to the		1 want to and leave it back to where it is. I doubt
2 county council meetings to express your concerns.		2 that they want to do that because Bel Air Village is
3 We often hear from some contingents		3 funding all the off-road improvements.
4 repeatedly. And I will let you know, yes, I		4 Contractually, I don't know the exact
5 appreciate him going and coming and expressing.		5 relationship between Bel Air Village and Costco.
6 (Pointing.)		6 But I pretty well have been told by Costco that they
7 And Attorney G, who is District C, does		7 are not responsible for the offsite road
8 take notes. And I'm not going to give you his		8 improvements. That leaves it to Bel Air Village.
9 stance on this. But he could not be here today. I		9 I don't know what this guy Rosemore is
10 am here. We try to attend, one of us. And I have		10 going to do. If he suddenly decides "All right,
11 been communicating with him.		11 I've have enough of it" and just sells the land,
12 But if you would like to express your		12 what is your contractual arrangement? Is it
13 concerns in front of all the council members, you		13 contingent upon Costco going there?
14 have an opportunity three times a month to do so		14 Meaning to say, these lots are being leased
15 starting in September again until June.		15 for sale. You're probably the first one for one of
16 MR. SABATINO: Okay.		16 these lots. Sean Langford is advertising these
17 MR. WEHLAND: Joanne, I think Toby's		17 through a real estate company.
18 stance was they're not going to put a shovel in the		18 MR. ROWE: Sean is a broker. I just
19 ground until all the roadway improvements are done.		19 want to say, I'm a civil engineer. So my contract
20 MS. DeSANTIS: I didn't want to say,		20 wouldn't buy a piece of grass on this property.
21 but yes. So your council or District C councilman		21 MR. WEHLAND: Can't you talk about your

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<p>1 contract?</p> <p>2 MR. ROWE: We are not contractually</p> <p>3 obligated --</p> <p>4 We are Bohler. We are a site civil</p> <p>5 engineering group that designs layouts.</p> <p>6 MR. WEHLAND: Who do I talk to to know</p> <p>7 what the relationship is?</p> <p>8 Are you going to -- do you really believe</p> <p>9 you can go there regardless of Costco?</p> <p>10 MR. ROWE: Well, a couple things. One,</p> <p>11 I'm not privy to Costco or any contractual land</p> <p>12 deals or real estate deals.</p> <p>13 What I can say is from an approval</p> <p>14 standpoint, the car wash cannot be approved until</p> <p>15 the overall development, traffic is approved,</p> <p>16 stormwater is approved, subdivision plans are</p> <p>17 approved creating the lots. I think that covers it</p> <p>18 all.</p> <p>19 MR. WEHLAND: Which means that's the</p> <p>20 whole traffic impact study, the whole enchilada.</p> <p>21 MR. ROWE: Yes, that is correct. Yeah.</p>	<p style="text-align: right;">Page 66</p> <p>1 You're going for approval for this. So how can you</p> <p>2 get approval without all that other stuff?</p> <p>3 MS. O'DONNELL: So we can't get</p> <p>4 approval. But we are starting the entitlement</p> <p>5 process with the intent that if everything goes as</p> <p>6 planned, we would be able to develop.</p> <p>7 MR. WEHLAND: So it is contingent.</p> <p>8 That's what you're saying.</p> <p>9 MS. O'DONNELL: It's contingent upon,</p> <p>10 yes, the approval of the traffic study, the</p> <p>11 subdivision, and the overall stormwater.</p> <p>12 MR. WEHLAND: That's the answer I was</p> <p>13 looking for.</p> <p>14 MR. TAYLOR: I got another question.</p> <p>15 You're the owner of the car wash?</p> <p>16 MR. BOHN: No, sir. Like Brandon said</p> <p>17 with that blade of grass.</p> <p>18 MR. TAYLOR: To follow up with Bill's</p> <p>19 question, I'm just trying to understand.</p> <p>20 I mean, you're coming in early. Anybody</p> <p>21 else that maybe wants to go in there, they are not</p>
<p>1 Correct.</p> <p>2 So if that traffic impact study is not</p> <p>3 approved, we can't build.</p> <p>4 MR. WEHLAND: I know it's not and</p> <p>5 neither is the one for Chick-fil-A replacing the</p> <p>6 Bertucci's.</p> <p>7 I take that back. It's approved but</p> <p>8 Chick-fil-A hasn't signed up to pay for part of that</p> <p>9 big roundabout down on Bel Air Parkway. That's</p> <p>10 where that stands.</p> <p>11 Which brought me to think, why are we here</p> <p>12 tonight or why are you having a CIM when all of this</p> <p>13 stuff is in limbo? And it is in limbo.</p> <p>14 MS. O'DONNELL: Again, the county</p> <p>15 requires for us to --</p> <p>16 MR. WEHLAND: It's your company, sir.</p> <p>17 MR. BOHN: It's a requirement of the</p> <p>18 county.</p> <p>19 MS. O'DONNELL: -- be here. And,</p> <p>20 again, right now this --</p> <p>21 MR. WEHLAND: Let me get it straight.</p>	<p style="text-align: right;">Page 67</p> <p>1 going to come in early until they get a traffic</p> <p>2 study, first.</p> <p>3 You're spending money on engineering now.</p> <p>4 You don't even know if the traffic study is going to</p> <p>5 get approved.</p> <p>6 MR. BOHN: Yes, sir.</p> <p>7 MR. TAYLOR: Is there any concern? Are</p> <p>8 you in touch with the owner?</p> <p>9 MR. BOHN: (Nods.)</p> <p>10 MR. TAYLOR: So does he have any</p> <p>11 concerns? Does he know something that we don't</p> <p>12 know?</p> <p>13 MR. BOHN: No, I don't think he --</p> <p>14 Look, we've been in business for 38 years.</p> <p>15 We have 30 operating locations between Quick Lubes,</p> <p>16 car washes, and auto repairs.</p> <p>17 He is okay with spending some money to get</p> <p>18 out ahead of things, if that makes any sense. You</p> <p>19 know, as Brandon alluded to, these pads are, you</p> <p>20 know, available for lease. So, you know, part of</p> <p>21 that deal is you either sit on it, right, and not</p>

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<p>1 move and don't spend any money, which time is money. 2 So at the end of the day, if you're serious about it 3 and you're trying to sign a lease, then you got -- 4 MR. TAYLOR: So he's taking a chance. 5 MR. BOHN: Sure. 6 MR. TAYLOR: If Costco doesn't get 7 approved and the traffic study doesn't get approved, 8 is he still going to be trying to build there? 9 MR. BOHN: The project won't be 10 approved. If the traffic study is not approved, 11 then -- 12 MR. ROWE: -- we can't do a car wash. 13 MS. O'DONNELL: And, again, we -- 14 MR. TAYLOR: You have to come in with 15 your own. You don't even need a traffic study, 16 you're saying. 17 MS. O'DONNELL: So we would need a 18 traffic study. We would need the community input 19 meeting. 20 But, again, we are part of the overall 21 development. And we can't speak to if Costco</p>	<p>Page 70</p> <p>1 given to you and, if you chose that lot, why? 2 Do you know any of those answers? 3 MR. BOHN: Yes, chose that lot because 4 on Costco's layout it was near the gas pumps. I 5 think someone talked before about that. 6 MS. DeSANTIS: So you wanted to be 7 closest to the gas pumps. 8 MR. BOHN: Yes, ma'am. 9 MS. DeSANTIS: Thank you. 10 MS. McCOMAS: My name is Susan K. 11 McComas. I'm in the House of Delegates, and I 12 represent the greater Bel Air area, District 34B, 13 okay, which is Bel Air, which is this area and also 14 down into Abingdon. 15 So I just want to know how many folks were 16 at the hearing when it was at Patterson Mill, when 17 they were discussing Walmart? 18 Okay. That's good. Because you remember 19 that hearing. I mean, it was raining and they must 20 have had 800 people there. And it was really good. 21 They had good electronics, good vocals, so you could</p> <p>Page 72</p>
<p>1 doesn't come through if the owner would or wouldn't 2 -- what they would or wouldn't do. 3 MR. TAYLOR: Because you're only 4 leasing the property. 5 MS. O'DONNELL: Exactly. 6 MR. WEHLAND: But the owner is Bel Air 7 Village. Do you agree or disagree with that? 8 MS. O'DONNELL: The owner is Bel Air 9 Village. 10 MR. WEHLAND: And it is Justin 11 Rosemore. 12 MR. BOHN: Yeah. I mean, I think it's 13 probably true, sir, yeah. 14 MS. O'DONNELL: But, yeah, it's owned 15 by Bel Air Village. That is public information that 16 you can look up on MDAT. 17 MR. WEHLAND: For everybody here, 18 Justin Rosemore lives over in Reisterstown. So he 19 could care less what's going to happen. 20 MS. DeSANTIS: I have a question. 21 Did you pick that lot, or was that lot</p>	<p>Page 71</p> <p>1 hear everything. 2 And this meeting was supposed to be at 3 10:00 in the morning. And I came here. And it 4 wasn't. It was at 6:00. You know, and I just kind 5 of fell upon this whole thing. 6 And I guess what I'm concerned about is 7 that traffic is much, much worse than it was when we 8 were dealing with Walmart. And thank God somebody 9 said that there's an organization in Baltimore that 10 did the traffic study and it just wasn't going to 11 work. 12 Well, I don't see how, in the name of God, 13 it's going to work now. I mean, I don't mean -- and 14 the other thing I have a great deal of concern about 15 is I'm seeing all these businesses that are closing, 16 all of these pharmacies and vacancies. And I'm kind 17 of concerned. 18 And traffic is horrible. Traffic is really 19 horrible up near Kleins, up in Forest Hill. You 20 can't get there from here. It's constant, and it's 21 also constant down on 24 and everybody is</p> <p>Page 73</p>

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<p>1 complaining.</p> <p>2 And I guess what I'm concerned about is I 3 want to see the community weigh in. And, obviously, 4 it's great you-all were here. But there's a lot of 5 people that have moved in here that are clueless as 6 to what's going on.</p> <p>7 And I know that we make -- public 8 information is not as easy to be discerned. In the 9 newspapers, it might be published once and the signs 10 are kind of small.</p> <p>11 And I just went by Southampton, and they've 12 taken out all of this stuff in there. And so I 13 think that's another. So it's very, very sad 14 because it was all of a sudden. So I think we're 15 going to see some building near the William Paca 16 House.</p> <p>17 So, anyway, I'm sorry. I've -- what is the 18 word -- highjacked this meeting. But I wanted to 19 make sure that there were folks that understood what 20 happened with Walmart.</p> <p>21 In other words, I think we should have a</p>	<p>Page 74</p> <p>1 is business, and the county council, when McMann was 2 in there, he put in a -- what do you call it -- as a 3 law to forbid anything greater than 75,000 square 4 feet.</p> <p>5 One person okayed it, and the council 6 turned it down. It's all about greed and it's all 7 about money.</p> <p>8 UNIDENTIFIED SPEAKER: Why would you 9 say that?</p> <p>10 MS. McCOMAS: I've been around probably 11 when dirt was invented. But we digress.</p> <p>12 MS. O'DONNELL: I do just want to say 13 we also are running up against our allotted time 14 within the library and we don't want to keep them 15 here past closing.</p> <p>16 So I just, again, want to reiterate, 17 obviously, I think you-all understand what we can 18 and cannot answer to and that the traffic situation 19 is, obviously, a large concern. And the traffic 20 impact study would need to be approved prior to any 21 development occurring.</p>
<p>1 very planned organization for that property because 2 it could make a good CCRC because it's close to 3 medical. It's also close to grocery stores and the 4 Festival.</p> <p>5 But, anyway, that's just my thoughts. But 6 I just wanted to make sure and see that there were 7 folks that knew what happened with Walmart because 8 that would have been a disaster.</p> <p>9 Costco may be less of a disaster because 10 you're not going to have so many people going. You 11 know, when you go to Costco, you buy a bunch of 12 stuff and you leave.</p> <p>13 But we are getting a lot of people because 14 I see a lot of people coming from Pennsylvania. I'm 15 an Aldi's person. So don't say anything but that's 16 my first stop. And it's amazing all of the 17 Pennsylvania cars that are there.</p> <p>18 So, anyway, I apologize.</p> <p>19 MR. WEHLAND: I would like to make one 20 comment to what you just said, if you don't mind.</p> <p>21 That land should have never been B-3, which</p>	<p>Page 75</p> <p>1 So with that being said, are there any 2 questions specific to Auto Spa that this group has 3 about?</p> <p>4 MR. JANES: Ted Janes, 302 Rolling 5 Knoll Drive. So we live right off of Patterson 6 Mill. I'm in this area probably more than anybody 7 else in this room, five, six times a day.</p> <p>8 As a school bus driver, I service Patterson 9 Mill. I've seen what happens when the fire station 10 empties. I see what happens on this road. I go to 11 some of the medical doctors that are in that 12 building down there.</p> <p>13 So what I want -- I'm sure you can answer 14 this. But I'm not clear on this. Let's just say 15 it's Friday afternoon in November and people want 16 their car to look nice for the weekend and they got 17 salt overall it, so they descend on you, whether you 18 want to call it Friday afternoon or Saturday 19 morning, I don't know.</p> <p>20 What is the queuing? How do you take care 21 of a line of cars waiting for your service? Which</p>

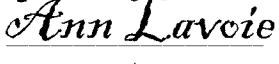
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<p>1 road? Where do they queue if there's too many 2 people?</p> <p>3 MR. ROWE: There are three lanes of 4 queuing.</p> <p>5 MR. JANES: Who gets to use those 6 lanes? Is that your property?</p> <p>7 MR. ROWE: Just so I understand, when 8 you ask "queuing," you're talking about the car 9 wash. Correct?</p> <p>10 MR. JANES: Correct.</p> <p>11 MR. ROWE: So this is our lane plan. 12 This is how you enter the car wash.</p> <p>13 MR. JANES: Yes. But what happens when 14 there's too many cars?</p> <p>15 MR. ROWE: Just to be clear, there's in 16 order of 25 or 30 stacking spaces here. That's a 17 lot of cars. And I think if I came and saw 30 cars 18 stacked in a car wash, I probably wouldn't wait to 19 be the thirty-first car. So we don't get their 20 business.</p> <p>21 MR. JANES: So what's your experience</p>	<p>1 queuing outside of the property.</p> <p>2 MR. JANES: Well, that sounds good.</p> <p>3 But people want their car washed.</p> <p>4 MR. BOHN: So at the end of the day, 5 because of the tunnel, it's a belt system. It's not 6 a chain and roller, for anyone that's been to 7 Churchville.</p> <p>8 MR. JANES: You can adjust the speeds.</p> <p>9 MR. BOHN: Sure. We can.</p> <p>10 So we have the ability to through-put 200 11 cars an hour because this is a 130-foot tunnel.</p> <p>12 That's a lot of cars. Right?</p> <p>13 MR. JANES: Yeah.</p> <p>14 MR. BOHN: So with three lanes, if the 15 stack lanes go past the building, then we are not 16 doing something correctly operationally. Right?</p> <p>17 I'm not telling you it's never happened.</p> <p>18 Right? The car wash breaks down, people come.</p> <p>19 Right? We can't get them through the tunnel. We 20 got to start backing cars out or send them through 21 the bypass lane. Sure, that happens.</p>
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1	Like what's the water setup?	1 CERTIFICATE
2	MS. O'DONNELL: So, I mean, most of the	2
3	--	3 STATE OF MARYLAND
4	The actual car wash itself is contained	4 County OF BALTIMORE, to wit:
5	within the tunnel. But there are trench drains both	5 I, Ann M. Lavoie, a Notary Public of the
6	on the entrance and the exit to make sure that most	6 State of Maryland, County of Baltimore, do hereby
7	runoff is treated. There is a reclaim system and	7 certify that the Community Input Meeting was held
8	oil/water separator that takes any of the car wash	8 according to law.
9	runoff, so then it either goes through the oil/water	9 I further certify that the Community Input
10	separator. We just dredge the sanitary. There is	10 Meeting was recorded stenographically by me and this
11	sanitary along Emmorton Road that we would be	11 transcript is a true record of the proceedings.
12	outgoing to.	12 I further certify that I am not of counsel
13	And then for storm drain, similarly,	13 to any of the parties, nor in any way interested in
14	there's an inlet throughout the parking area and	14 the outcome of this action.
15	then those will also drain within the private access	15 As witness my hand and notarial seal this
16	drive that, ultimately, outfall to the quantity	16 13th day of August, 2025.
17	stormwater management facilities to the south.	17
18	All right. So I think that was our	18 
19	meeting. I appreciate you-all coming out. Sorry we	19 Ann M. Lavoie
20	couldn't give you all the answers that you were	20 Notary Public
21	looking for. But hopefully you learned a little bit	21
1	more about Auto Spa Express. And thank you.	My Commission Expires:
2	(Whereupon the community input meeting	October 17, 2025
3	was concluded at 7:30 p.m.)	
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