

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  
19 Brandon Rowe, PE, LEED Green Associate  
20 901 Dulaney Valley Road  
21 Suite 801  
Towson, Maryland 21204  
Telephone: 410-821-7900  
modonnell@bohlereng.com  
browe@bohlereng.com

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

<p style="text-align: right;">Page 6</p> <p>1 UNIDENTIFIED SPEAKER: I'm sorry.  2 Where did you say the two were? Plumtree and what?  3 MS. O'DONNELL: There's no questions  4 yet. But I will repeat myself.  5 So there is a right in, right out access on  6 Emmorton and then a full-movement access on Emmorton  7 and then a full-movement access on Plumtree.  8 However, those are not part of the proposed  9 development associated with the car wash. Those are  10 being done by the overall developer and being,  11 again, entitled through a separate process.  12 Similarly, the subdivision of this site is  13 also being done by the overall developer and is not  14 part of our submission to Harford County.  15 The site that we're looking at is known as  16 Lot 4 of part of the overall development plan. So,  17 again, the site is access off of this internal  18 access drive. And, again, cars will circulate  19 through the tunnel, out into the vacuum spaces.  20 For a car wash, the parking requirement is  21 based off the total square footage of the building.</p>	<p style="text-align: right;">Page 8</p> <p>1 layout, design perspective related to the car wash.  2 So I will just note, before we go into  3 questions, as we discussed, please make sure when  4 you ask your question, you state your name and your  5 address, speak loudly and clearly so that way we can  6 make it a little bit easier for Ann here.  7 So thank you guys for being here. And  8 we'll take questions at this time.  9 MS. REYERSON: My name is Claudia  10 Reyerson, Theodore Road, Bel Air, Maryland 21015.  11 Could you just point because like the roads  12 and so forth, it's kind of --  13 Like what are we looking at?  14 MS. O'DONNELL: Sure. So this is  15 Veteran Memorial Highway all the way --  16 MS. REYERSON: That's Route 24. Okay.  17 MS. O'DONNELL: -- east here. To the  18 north, we have Plumtree. And then to the west, we  19 have Emmorton.  20 Our site is located right here, so kind of  21 in this northeast corner of the overall Bel Air</p>
<p style="text-align: right;">Page 7</p> <p>1 There's a requirement of 18 parking spaces, and we  2 are proposing 26. Outside of that, our proposal of  3 limited disturbance is about 1.2 acres.  4 We will be meeting both the state and  5 county requirements for stormwater. We anticipate  6 treating stormwater from a quality perspective  7 on-site using structural practices. But then  8 quantity management is also being provided for the  9 overall development.  10 Again, this site is -- we are looking at it  11 solely as the proposed Auto Spa Express. And we are  12 aware that, of course, the subdivision, the overall  13 stormwater additional access points will all need to  14 be approved through Harford County prior to the  15 approval of the actual Auto Spa Express car wash.  16 But we're here tonight specifically just to discuss  17 the car wash itself.  18 So that's just a very high-level  19 introduction to the project. Again, we have Chad  20 here from Auto Spa Express. And then, again, we're  21 here to answer any of your questions from site</p>	<p style="text-align: right;">Page 9</p> <p>1 Village proposed development.  2 MR. REYERSON: Jim Reyerson, same  3 address.  4 If I'm seeing that right, you have two  5 access points going onto 924?  6 MS. O'DONNELL: So, yes. So these are  7 two, yes, future access points being developed by  8 others.  9 MR. REYERSON: So it looks like three,  10 counting Plumtree.  11 MS. O'DONNELL: So the Auto Spa Express  12 is being accessed via internal access drives. But  13 the other entrances --  14 MR. REYERSON: But it's coming off of  15 Plumtree. Plumtree runs from 924 to 24. And where  16 your site is on the upper portion areas, there is an  17 access point, it looks like, on 24 -- I mean  18 Plumtree and two of them are going to 924.  19 MS. O'DONNELL: Yes.  20 MR. REYERSON: We went to the -- I went  21 to the Costco. And what you guys are doing is going</p>

<p style="text-align: right;">Page 10</p> <p>1 to mess up that area so bad with traffic.</p> <p>2 To be perfectly honest with you, I hope it</p> <p>3 all gets turned down because it's not going to</p> <p>4 affect us as much where we're living but those</p> <p>5 people facing 924, it's a disaster. The traffic</p> <p>6 around that area right now is bad enough.</p> <p>7 Down at -- we live down on Plumtree just</p> <p>8 south, I guess, towards Tollgate, that circle. That</p> <p>9 circle gets backed up now.</p> <p>10 Do you guys realize what you're going to be</p> <p>11 doing to this area? You got to have a little regard</p> <p>12 for people around you. I hope Harford County</p> <p>13 Government realizes that this is not a good idea.</p> <p>14 Your car wash is the same one that's up on</p> <p>15 Fountain Green and 22?</p> <p>16 MR. BOHN: Churchville Road. 1615</p> <p>17 Churchville Road.</p> <p>18 MR. REYERSON: Right. Is it the same?</p> <p>19 MR. BOHN: Yes, sir.</p> <p>20 MR. REYERSON: Okay. True, you may not</p> <p>21 develop that much traffic. But wait until the bad</p>	<p style="text-align: right;">Page 12</p> <p>1 MR. REYERSON: I understand that.</p> <p>2 MS. O'DONNELL: -- and to their traffic</p> <p>3 requirements. But I understand.</p> <p>4 MR. WEHLAND: Name is Bill Wehland, 415</p> <p>5 Cedar Springs Road. I live three tenth of a mile</p> <p>6 from this site.</p> <p>7 And my first question is, you're on Lot 4.</p> <p>8 Is that correct?</p> <p>9 MS. O'DONNELL: That is correct.</p> <p>10 MR. WEHLAND: Has a TIA been submitted</p> <p>11 for this?</p> <p>12 MS. O'DONNELL: So our car wash is</p> <p>13 included in the overall TIA for the entire</p> <p>14 development. So it has been submitted and is under</p> <p>15 review.</p> <p>16 MR. WEHLAND: So Costco had figured it</p> <p>17 as a future site.</p> <p>18 MS. O'DONNELL: Correct. Yes.</p> <p>19 MR. WEHLAND: What number did you use?</p> <p>20 MS. O'DONNELL: So it was based off of</p> <p>21 the traffic trip generator that, you know, is</p>
<p style="text-align: right;">Page 11</p> <p>1 weather hits. But you're not going to generate --</p> <p>2 But it's all additive. Costco is going to</p> <p>3 be horrendous. You're going to add your little bit.</p> <p>4 And all the other stores, or whatever goes into that</p> <p>5 development, is not a good idea.</p> <p>6 MS. O'DONNELL: I would just like to</p> <p>7 say that I understand and that, ultimately, you</p> <p>8 know, we have traffic engineers. I'm personally not</p> <p>9 one.</p> <p>10 But it is required that a traffic impact</p> <p>11 analysis is prepared and signed by professionals.</p> <p>12 And that is what's reviewed by both the county and</p> <p>13 SHA to determine if the roads are able to convey the</p> <p>14 traffic.</p> <p>15 MR. REYERSON: I understand that.</p> <p>16 Walmart tried the same thing, and they failed in the</p> <p>17 traffic study. So what's to say that this is going</p> <p>18 to be any better. Costco is going to generate more</p> <p>19 than Walmart.</p> <p>20 MS. O'DONNELL: And I do just want to</p> <p>21 say that we're not here on behalf of Costco --</p>	<p style="text-align: right;">Page 13</p> <p>1 required to base traffic generation counts off of.</p> <p>2 I don't know the exact number. I want to</p> <p>3 say the peak hour was about 130 trips for car</p> <p>4 washes. And, again, that's based on that. And</p> <p>5 that's what has been included in the traffic study.</p> <p>6 MR. WEHLAND: Are you with the TIA</p> <p>7 people?</p> <p>8 MS. O'DONNELL: No.</p> <p>9 MR. BOHN: Car wash.</p> <p>10 MR. WEHLAND: Who is the one designated</p> <p>11 to submit your traffic impact study?</p> <p>12 MS. O'DONNELL: So the traffic impact</p> <p>13 study includes ours. I believe it's through Traffic</p> <p>14 Group.</p> <p>15 MR. WEHLAND: It is Traffic Concepts, I</p> <p>16 think.</p> <p>17 MS. O'DONNELL: Okay.</p> <p>18 MR. WEHLAND: There is four entrances</p> <p>19 to this site. Your site right here, right in, right</p> <p>20 out, this is right in and right out. This is full</p> <p>21 access and down here will be full access.</p>

<p style="text-align: right;">Page 14</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 style="text-align: right;">Page 16</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 style="text-align: right;">Page 15</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 style="text-align: right;">Page 17</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 style="text-align: right;">Page 18</p> <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 style="text-align: right;">Page 20</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 style="text-align: right;">Page 19</p> <p>1 MR. BOHN: It greatly varies depending 2 on the location. 3 MR. WEHLAND: Weather. 4 MR. BOHN: 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 style="text-align: right;">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. BOHN: 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>

<p style="text-align: right;">Page 22</p> <p>1 directly -- a little bit going towards the Festival,  2 more from where you're at than particularly on the  3 corner.  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.  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?  10 It's just a car wash with drying spaces?  11 MS. O'DONNELL: Correct.  12 MS. MIKHAIL: Okay. And I thought I  13 heard you say that it's currently 18 spaces.  14 But you're looking to get 26. Is that what  15 I understood?  16 MS. O'DONNELL: No. No. No. No.  17 Sorry. I flipped the numbers there. It's 18 are  18 required, 26 are proposed.  19 So apologies. There's even more spaces  20 than we discussed earlier. There's 26 spaces.  21 MS. MIKHAIL: Twenty-six are proposed.</p>	<p style="text-align: right;">Page 24</p> <p>1 developer. But we are Lot 4.  2 MS. MIKHAIL: You're 4. And we don't  3 know out of how many, potentially.  4 MS. O'DONNELL: Correct.  5 MS. MIKHAIL: I've read six. I don't  6 want to state anything --  7 MR. REYERSON: Costco will be one of  8 them.  9 MS. MIKHAIL: And Costco is  10 anticipated, I'm hearing, to have gas stations  11 there.  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.  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.  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 style="text-align: right;">Page 23</p> <p>1 MS. O'DONNELL: Correct.  2 MS. MIKHAIL: So 18 is the minimum that  3 you're able to get.  4 MS. O'DONNELL: Correct. Yeah.  5 MS. MIKHAIL: Okay.  6 And can I ask you how long you've been in  7 Churchville?  8 MR. BOHN: We've been in Churchville  9 for seven, eight years.  10 MS. MIKHAIL: Seven or eight years?  11 MR. BOHN: Eight years. Time flies.  12 MS. MIKHAIL: Okay.  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.  17 So how many lots are available on this  18 property that are not related to Costco? I've read  19 six.  20 MS. O'DONNELL: We can't. It's  21 ultimately, again, being done by the overall</p>	<p style="text-align: right;">Page 25</p> <p>1 are not applied to the pad sites. And I think that  2 would --  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.  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.  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.  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>

<p style="text-align: right;">Page 26</p> <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 style="text-align: right;">Page 28</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 style="text-align: right;">Page 27</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 style="text-align: right;">Page 29</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 style="text-align: right;">Page 30</p> <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 style="text-align: right;">Page 32</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 style="text-align: right;">Page 31</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 style="text-align: right;">Page 33</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 style="text-align: right;">Page 34</p> <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 Bulle 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 style="text-align: right;">Page 36</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 style="text-align: right;">Page 35</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 style="text-align: right;">Page 37</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 style="text-align: right;">Page 38</p> <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.  5 So I did just want to make that statement.  6 But, certainly, here everybody is concerned --  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.  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.  15 MR. SABATINO: Sal Sabatino, 1816  16 Barrington Village Court, 21014.  17 MR. ROWE: Your question was has it  18 been prepared yet? Is that correct?  19 MR. SABATINO: Yeah.  20 MR. ROWE: It has been prepared. And  21 my understanding, they have addressed some comments</p>	<p style="text-align: right;">Page 40</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.  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.  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.  10 MS. KRAVEC: I understand. But as your  11 company, what do you have to offer to the community?  12 Do you propose to --  13 You know, like what is your --  14 What are the morals of your company?  15 MR. BOHN: I mean, you know, we pride  16 ourselves in aesthetics and in doing a good job.  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.  21 You know, as far as what we offer the</p>
<p style="text-align: right;">Page 39</p> <p>1 and having been resubmitted. That's my knowledge of  2 the status. To my knowledge, it has not been  3 approved.  4 MS. KRAVEC: Holly Kravec, 100 Roselawn  5 Court, 21014.  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.  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.  13 There is a car wash down in Abingdon that I see cars  14 at a lot.  15 But what do you have to offer for the  16 community?  17 The community is so against this and so,  18 you know, upset about all the land that's being  19 used.  20 What do you have to offer the community  21 other than washing our cars and us paying you?</p>	<p style="text-align: right;">Page 41</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 --  6 MS. KRAVEC: You're a small piece of  7 the big concern. I mean, let's be honest.  8 MR. BOHN: Sure. It's the developer.  9 Right? He's the one that's ultimately -- you know,  10 this is his project and, yes --  11 MS. KRAVEC: Well, this is your  12 project. The car wash is your project. You're just  13 part of the bigger development.  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.  17 I totally understand.  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>

<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>

<p style="text-align: right;">Page 46</p> <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 style="text-align: right;">Page 48</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>
<p style="text-align: right;">Page 47</p> <p>1 the area that's at the car wash down there at  2 Wegman's be compared to the one you have proposed?  3 MR. BOHN: How is that car wash  4 compared to --  5 MS. REYERSON: Yeah, as far as the area  6 or amount of business now.  7 MR. BOHN: I haven't really looked in  8 that area, so to speak.  9 MR. REYERSON: I'm just trying to  10 figure out why are we here?  11 MS. O'DONNELL: It's a requirement of  12 Harford County.  13 MR. REYERSON: Nothing I say here or  14 anything is going to help accomplish anything.  15 You're here trying to sell your product. And that's  16 all you're really interested in.  17 So you're going to tell us everything we  18 want to know to help sell your product. So I'm  19 really not understanding why we're here other than  20 the county requires it.  21 MS. O'DONNELL: Right.</p>	<p style="text-align: right;">Page 49</p> <p>1 study. So whatever gets approved would be the max  2 trips permitted by use.  3 MR. REYERSON: The thing that bothers  4 me, and maybe they have it in their mathematical  5 calculations, you're putting a Costco in there. I'm  6 not so much worried about the spa, even though I'm  7 --  8 If you put a Costco in there, you're going  9 to pull the customers from Route 40 up here. You're  10 going to pull people from the northern, east, west  11 side of Harford County and beyond that. And they  12 are not going to be able to estimate what that's  13 going to be.  14 So bottom line is, I just don't feel very  15 comfortable with all the information you're giving  16 now because it's not doing much good.  17 MS. MIKHAIL: I appreciate you guys for  18 coming out and talking to us. I think this needs to  19 be done a little bit --  20 I mean, if we didn't have it, we wouldn't  21 get to say --</p>

<p style="text-align: right;">Page 50</p> <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>	<p style="text-align: right;">Page 52</p> <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>
<p style="text-align: right;">Page 51</p> <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>	<p style="text-align: right;">Page 53</p> <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>

<p style="text-align: right;">Page 54</p> <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>	<p style="text-align: right;">Page 56</p> <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>
<p style="text-align: right;">Page 55</p> <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>	<p style="text-align: right;">Page 57</p> <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>

<p style="text-align: right;">Page 58</p> <p>1 I'm sorry. I don't have my cards on me.</p> <p>2 But I can leave my email if anybody wants to email</p> <p>3 me directly. If you have any questions for me, I</p> <p>4 can try to answer them.</p> <p>5 MR. QUANTMEYER: Are there any other</p> <p>6 companies looking at any of the other lots right</p> <p>7 now, or are they just totally in --</p> <p>8 MS. DeSANTIS: As far as I am aware, I</p> <p>9 don't know what has been proposed for the other lots</p> <p>10 yet. That has not been given to the county council</p> <p>11 office. And right now I am not aware of any</p> <p>12 community input meetings for any of those other lots</p> <p>13 currently.</p> <p>14 MS. QUANTMEYER: My question is about</p> <p>15 traffic. You have all our emails. You have all our</p> <p>16 addresses.</p> <p>17 Could you at least give us the information</p> <p>18 when you find out --</p> <p>19 MS. DeSANTIS: Yes, I can.</p> <p>20 MS. QUANTMEYER: -- and say "The</p> <p>21 traffic study is conclusive now. This is what it</p>	<p style="text-align: right;">Page 60</p> <p>1 can answer a question or not and hear what we have</p> <p>2 to say.</p> <p>3 I was involved with putting down the</p> <p>4 Walmart at the time. And we turned down a number of</p> <p>5 people. This fiasco now with Costco -- I don't go</p> <p>6 to Costco except maybe once a year. And it just so</p> <p>7 happened, two weeks ago I was down there. That</p> <p>8 place is a zoo no matter what they do down there.</p> <p>9 Tens of thousands of vehicles a week is going in and</p> <p>10 out.</p> <p>11 Costco belongs down where the JC Penny</p> <p>12 store is down there at the end of 24 or 22, that big</p> <p>13 shopping center. More than enough land up there to</p> <p>14 put the Costco and have plenty of in and out.</p> <p>15 Again, you're going to have people coming down from</p> <p>16 northern Harford County, Cecil County, everybody</p> <p>17 else to the store.</p> <p>18 I live right here. I go in and out of my</p> <p>19 community once or twice a week, and it's a joke with</p> <p>20 the way the traffic is, being that I moved up here</p> <p>21 in '99 and there was nothing up here then. Okay.</p>
<p style="text-align: right;">Page 59</p> <p>1 is."</p> <p>2 MS. DeSANTIS: Yes. Yes.</p> <p>3 MS. QUANTMEYER: I would appreciate</p> <p>4 that.</p> <p>5 MS. DeSANTIS: I will take that</p> <p>6 information before I leave, yes.</p> <p>7 Would you mind if I just make it like one</p> <p>8 email? I will just BCC everybody.</p> <p>9 MS. QUANTMEYER: That's fine. As long</p> <p>10 as we get the information.</p> <p>11 MR. SABATINO: Your first name?</p> <p>12 MS. DeSANTIS: Joanne.</p> <p>13 MR. SABATINO: Joanne, I think you're</p> <p>14 hearing from a small segment of people that are</p> <p>15 here.</p> <p>16 MS. DeSANTIS: Oh, yes. Yes, I'm --</p> <p>17 MR. SABATINO: The way the county and</p> <p>18 the county councilmen treat the constituents on</p> <p>19 these types of issues is far from being a level</p> <p>20 playing field.</p> <p>21 I mean, they should be here whether they</p>	<p style="text-align: right;">Page 61</p> <p>1 But the thing that really aggravates me is</p> <p>2 we do not get the input and courtesy of our council</p> <p>3 or of planning requirements to talk to the community</p> <p>4 and say, What do you want?</p> <p>5 A car wash is nice. But when you come with</p> <p>6 six other pads or five other pads, or whatever you</p> <p>7 want, that's a hell of a lot of traffic coming down.</p> <p>8 The number of accidents that we have on 924 now ever</p> <p>9 since the medical center piece was put in there,</p> <p>10 they even said they have a number of accidents. So</p> <p>11 this is not a safe situation. Okay? It's not a</p> <p>12 safe situation.</p> <p>13 The environmental impact, pollution and the</p> <p>14 rest of that stuff that's going to come with it,</p> <p>15 it's not right. You got to do something about it.</p> <p>16 So I recommend that our council get off</p> <p>17 their butt in September and start holding community</p> <p>18 meetings. This is just the car wash. But the</p> <p>19 elephant in the room --</p> <p>20 MS. DeSANTIS: There was one for</p> <p>21 Costco.</p>



<p style="text-align: right;">Page 62</p> <p>1 MR. SABATINO: When was it?</p> <p>2 MS. DeSANTIS: When?</p> <p>3 MR. SABATINO: Yeah.</p> <p>4 MS. DeSANTIS: I have it in my notes.</p> <p>5 I could actually tell you --</p> <p>6 (Audience disruption.)</p> <p>7 MR. SABATINO: But the point is, this</p> <p>8 stuff starts to get quiet and the public doesn't</p> <p>9 know what's going on.</p> <p>10 And, also, the county council can send out</p> <p>11 an announcement that there's going to be a</p> <p>12 thunderstorm on your internet and on your telephone.</p> <p>13 Why can't you do that for some of this kind of</p> <p>14 stuff?</p> <p>15 MS. DeSANTIS: There's a lot of</p> <p>16 development. Your phones would be ringing.</p> <p>17 MR. SABATINO: Knock yourself out. I'm</p> <p>18 retired. I got all day.</p> <p>19 MS. DeSANTIS: Not everybody is</p> <p>20 retired, sir.</p> <p>21 Every Tuesday -- the first three Tuesdays</p>	<p style="text-align: right;">Page 64</p> <p>1 does not necessarily support this.</p> <p>2 MR. WEHLAND: I have another question</p> <p>3 for you.</p> <p>4 MS. O'DONNELL: For me?</p> <p>5 Just for a moment, let's talk about a</p> <p>6 contractual thing here. Bel Air Village owns all</p> <p>7 this property.</p> <p>8 Originally, they were going to build Bel</p> <p>9 Air Village, which was a combo of retail stores,</p> <p>10 senior living. You name it, it was there. They got</p> <p>11 approval for that. And suddenly within a year they</p> <p>12 cleared the land, as you see it now, and suddenly</p> <p>13 they decided the market wasn't right for that.</p> <p>14 Along comes Costco. Bel Air Village and</p> <p>15 Justin Rosemore, who you may or may not be dealing</p> <p>16 with, owns that property through ARLS Properties.</p> <p>17 My question is, contractually, Costco does</p> <p>18 not own that land yet. It's contingent upon</p> <p>19 approval. So Costco does not own that land. Bel</p> <p>20 Air Village owns that land right now.</p> <p>21 Costco could walk almost any time if they</p>
<p style="text-align: right;">Page 63</p> <p>1 of every month, you are welcome to come to the</p> <p>2 county council meetings to express your concerns.</p> <p>3 We often hear from some contingents</p> <p>4 repeatedly. And I will let you know, yes, I</p> <p>5 appreciate him going and coming and expressing.</p> <p>6 (Pointing.)</p> <p>7 And Attorney G, who is District C, does</p> <p>8 take notes. And I'm not going to give you his</p> <p>9 stance on this. But he could not be here today. I</p> <p>10 am here. We try to attend, one of us. And I have</p> <p>11 been communicating with him.</p> <p>12 But if you would like to express your</p> <p>13 concerns in front of all the council members, you</p> <p>14 have an opportunity three times a month to do so</p> <p>15 starting in September again until June.</p> <p>16 MR. SABATINO: Okay.</p> <p>17 MR. WEHLAND: Joanne, I think Toby's</p> <p>18 stance was they're not going to put a shovel in the</p> <p>19 ground until all the roadway improvements are done.</p> <p>20 MS. DeSANTIS: I didn't want to say,</p> <p>21 but yes. So your council or District C councilman</p>	<p style="text-align: right;">Page 65</p> <p>1 want to and leave it back to where it is. I doubt</p> <p>2 that they want to do that because Bel Air Village is</p> <p>3 funding all the off-road improvements.</p> <p>4 Contractually, I don't know the exact</p> <p>5 relationship between Bel Air Village and Costco.</p> <p>6 But I pretty well have been told by Costco that they</p> <p>7 are not responsible for the offsite road</p> <p>8 improvements. That leaves it to Bel Air Village.</p> <p>9 I don't know what this guy Rosemore is</p> <p>10 going to do. If he suddenly decides "All right.</p> <p>11 I've have enough of it" and just sells the land,</p> <p>12 what is your contractual arrangement? Is it</p> <p>13 contingent upon Costco going there?</p> <p>14 Meaning to say, these lots are being leased</p> <p>15 for sale. You're probably the first one for one of</p> <p>16 these lots. Sean Langford is advertising these</p> <p>17 through a real estate company.</p> <p>18 MR. ROWE: Sean is a broker. I just</p> <p>19 want to say, I'm a civil engineer. So my contract</p> <p>20 wouldn't buy a piece of grass on this property.</p> <p>21 MR. WEHLAND: Can't you talk about your</p>

<p style="text-align: right;">Page 66</p> <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 68</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 style="text-align: right;">Page 67</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 69</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>

<p style="text-align: right;">Page 70</p> <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 style="text-align: right;">Page 72</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 style="text-align: right;">Page 71</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 style="text-align: right;">Page 73</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 style="text-align: right;">Page 74</p> <p>1 complaining.</p> <p>2 And I guess what I'm concerned about is I</p> <p>3 want to see the community weigh in. And, obviously,</p> <p>4 it's great you-all were here. But there's a lot of</p> <p>5 people that have moved in here that are clueless as</p> <p>6 to what's going on.</p> <p>7 And I know that we make -- public</p> <p>8 information is not as easy to be discerned. In the</p> <p>9 newspapers, it might be published once and the signs</p> <p>10 are kind of small.</p> <p>11 And I just went by Southampton, and they've</p> <p>12 taken out all of this stuff in there. And so I</p> <p>13 think that's another. So it's very, very sad</p> <p>14 because it was all of a sudden. So I think we're</p> <p>15 going to see some building near the William Paca</p> <p>16 House.</p> <p>17 So, anyway, I'm sorry. I've -- what is the</p> <p>18 word -- hijacked this meeting. But I wanted to</p> <p>19 make sure that there were folks that understood what</p> <p>20 happened with Walmart.</p> <p>21 In other words, I think we should have a</p>	<p style="text-align: right;">Page 76</p> <p>1 is business, and the county council, when McMann was</p> <p>2 in there, he put in a -- what do you call it -- as a</p> <p>3 law to forbid anything greater than 75,000 square</p> <p>4 feet.</p> <p>5 One person okayed it, and the council</p> <p>6 turned it down. It's all about greed and it's all</p> <p>7 about money.</p> <p>8 UNIDENTIFIED SPEAKER: Why would you</p> <p>9 say that?</p> <p>10 MS. McCOMAS: I've been around probably</p> <p>11 when dirt was invented. But we digress.</p> <p>12 MS. O'DONNELL: I do just want to say</p> <p>13 we also are running up against our allotted time</p> <p>14 within the library and we don't want to keep them</p> <p>15 here past closing.</p> <p>16 So I just, again, want to reiterate,</p> <p>17 obviously, I think you-all understand what we can</p> <p>18 and cannot answer to and that the traffic situation</p> <p>19 is, obviously, a large concern. And the traffic</p> <p>20 impact study would need to be approved prior to any</p> <p>21 development occurring.</p>
<p style="text-align: right;">Page 75</p> <p>1 very planned organization for that property because</p> <p>2 it could make a good CCRC because it's close to</p> <p>3 medical. It's also close to grocery stores and the</p> <p>4 Festival.</p> <p>5 But, anyway, that's just my thoughts. But</p> <p>6 I just wanted to make sure and see that there were</p> <p>7 folks that knew what happened with Walmart because</p> <p>8 that would have been a disaster.</p> <p>9 Costco may be less of a disaster because</p> <p>10 you're not going to have so many people going. You</p> <p>11 know, when you go to Costco, you buy a bunch of</p> <p>12 stuff and you leave.</p> <p>13 But we are getting a lot of people because</p> <p>14 I see a lot of people coming from Pennsylvania. I'm</p> <p>15 an Aldi's person. So don't say anything but that's</p> <p>16 my first stop. And it's amazing all of the</p> <p>17 Pennsylvania cars that are there.</p> <p>18 So, anyway, I apologize.</p> <p>19 MR. WEHLAND: I would like to make one</p> <p>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 style="text-align: right;">Page 77</p> <p>1 So with that being said, are there any</p> <p>2 questions specific to Auto Spa that this group has</p> <p>3 about?</p> <p>4 MR. JANES: Ted Janes, 302 Rolling</p> <p>5 Knoll Drive. So we live right off of Patterson</p> <p>6 Mill. I'm in this area probably more than anybody</p> <p>7 else in this room, five, six times a day.</p> <p>8 As a school bus driver, I service Patterson</p> <p>9 Mill. I've seen what happens when the fire station</p> <p>10 empties. I see what happens on this road. I go to</p> <p>11 some of the medical doctors that are in that</p> <p>12 building down there.</p> <p>13 So what I want -- I'm sure you can answer</p> <p>14 this. But I'm not clear on this. Let's just say</p> <p>15 it's Friday afternoon in November and people want</p> <p>16 their car to look nice for the weekend and they got</p> <p>17 salt overall it, so they descend on you, whether you</p> <p>18 want to call it Friday afternoon or Saturday</p> <p>19 morning, I don't know.</p> <p>20 What is the queuing? How do you take care</p> <p>21 of a line of cars waiting for your service? Which</p>

<p style="text-align: right;">Page 78</p> <p>1 road? Where do they queue if there's too many 2 people? 3 MR. ROWE: There are three lanes of 4 queuing. 5 MR. JANES: Who gets to use those 6 lanes? Is that your property? 7 MR. ROWE: Just so I understand, when 8 you ask "queuing," you're talking about the car 9 wash. Correct? 10 MR. JANES: Correct. 11 MR. ROWE: So this is our lane plan. 12 This is how you enter the car wash. 13 MR. JANES: Yes. But what happens when 14 there's too many cars? 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. 21 MR. JANES: So what's your experience</p>	<p style="text-align: right;">Page 80</p> <p>1 queuing outside of the property. 2 MR. JANES: Well, that sounds good. 3 But people want their car washed. 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. 8 MR. JANES: You can adjust the speeds. 9 MR. BOHN: Sure. We can. 10 So we have the ability to through-put 200 11 cars an hour because this is a 130-foot tunnel. 12 That's a lot of cars. Right? 13 MR. JANES: Yeah. 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? 17 I'm not telling you it's never happened. 18 Right? The car wash breaks down, people come. 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>
<p style="text-align: right;">Page 79</p> <p>1 up at the other car wash, you know, when it's the 2 busiest time? 3 How does the queuing work? 4 MR. ROWE: I don't frequent that one. 5 MR. BOHN: Same way. Although, that 6 car wash only has two queuing lanes. But we've not 7 had any issues that I've heard of. And, again, our 8 corporate office is an hour-and-a-half away in 9 Frederick. 10 MR. JANES: So you can take as many as 11 -- with this drawing as many as 30 cars waiting to 12 go through the tunnel. 13 MR. WEHLAND: Can't do that in 14 Churchville. 15 MR. BOHN: No because that's only two 16 points. This has three. 17 MR. JANES: And if people still want to 18 wait in line, which road are they going to wait on? 19 MS. O'DONNELL: It is an internal 20 access drive that the entrance to the pay lanes are. 21 But, again, the intent is that there wouldn't be</p>	<p style="text-align: right;">Page 81</p> <p>1 MR. TAYLOR: So you have three lanes 2 and a bypass lane? 3 MR. BOHN: Yes. 4 MR. JANES: So it's really four. 5 MR. BOHN: No. It's three lanes. And 6 then when you come around the loop, there is a 7 bailout lane right here for vehicles that may be too 8 tall or maybe something is wrong with their car and 9 we can't send them through. 10 Believe it or not, people pull up, they see 11 the menu board and they decide, Nope. I don't want 12 to pay that much money, and then we'll actually send 13 them through the tunnel for free. We would rather 14 give them a free car wash then them not have the 15 experience. 16 MR. JANES: Thank you. 17 MS. O'DONNELL: Any other Auto Spa 18 questions? 19 MS. MIKHAIL: How much -- like where 20 does all the water run off into? When you're done 21 with the car wash, is there like a major drainage?</p>

<p style="text-align: right;">Page 82</p> <p>1 Like what's the water setup?</p> <p>2 MS. O'DONNELL: So, I mean, most of the</p> <p>3 --</p> <p>4 The actual car wash itself is contained</p> <p>5 within the tunnel. But there are trench drains both</p> <p>6 on the entrance and the exit to make sure that most</p> <p>7 runoff is treated. There is a reclaim system and</p> <p>8 oil/water separator that takes any of the car wash</p> <p>9 runoff, so then it either goes through the oil/water</p> <p>10 separator. We just dredge the sanitary. There is</p> <p>11 sanitary along Emmorton Road that we would be</p> <p>12 outgoing to.</p> <p>13 And then for storm drain, similarly,</p> <p>14 there's an inlet throughout the parking area and</p> <p>15 then those will also drain within the private access</p> <p>16 drive that, ultimately, outfall to the quantity</p> <p>17 stormwater management facilities to the south.</p> <p>18 All right. So I think that was our</p> <p>19 meeting. I appreciate you-all coming out. Sorry we</p> <p>20 couldn't give you all the answers that you were</p> <p>21 looking for. But hopefully you learned a little bit</p>	<p style="text-align: right;">Page 84</p> <p>1 CERTIFICATE</p> <p>2</p> <p>3 STATE OF MARYLAND</p> <p>4 County OF BALTIMORE, to wit:</p> <p>5 I, Ann M. Lavoie, a Notary Public of the</p> <p>6 State of Maryland, County of Baltimore, do hereby</p> <p>7 certify that the Community Input Meeting was held</p> <p>8 according to law.</p> <p>9 I further certify that the Community Input</p> <p>10 Meeting was recorded stenographically by me and this</p> <p>11 transcript is a true record of the proceedings.</p> <p>12 I further certify that I am not of counsel</p> <p>13 to any of the parties, nor in any way interested in</p> <p>14 the outcome of this action.</p> <p>15 As witness my hand and notarial seal this</p> <p>16 13th day of August, 2025.</p> <p>17 <i>Ann Lavoie</i></p> <p>18 Ann M. Lavoie</p> <p>19 Notary Public</p> <p>20 My Commission Expires:</p> <p>21 October 17, 2025</p>
<p style="text-align: right;">Page 83</p> <p>1 more about Auto Spa Express. And thank you.</p> <p>2 (Whereupon the community input meeting</p> <p>3 was concluded at 7:30 p.m.)</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p>	

# COMMUNITY INPUT MEETING MEETING

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