

1 COMMUNITY INPUT MEETING

2 SEPTEMBER 9, 2025 BEGINNING AT 6:03 P.M.

3 ABERDEEN PUBLIC LIBRARY

4 21 FRANKLIN STREET

5 ABERDEEN, MARYLAND 21001

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20 REPORTED BY:

21 MONICA A. SIENKIEWICZ

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1 APPEARANCES:

2
3 BOHLER:

4 BRANDON ROWE

5 CRISSIE BAUR

6
7 SHEETZ:

8 JOHN EIDBERGER

9 SHELBY TOMLINSON

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1 P R O C E E D I N G S

2 Whereupon --

3 MR. ROWE: Good Evening. I appreciate
4 everybody coming out. First, I want to make sure you
5 are here for the Community Meeting for Sheetz. If you
6 are here for the reading group, that is another room.
7 I am Brandon Rowe with Bohler, a Site Civil Engineering
8 Consultant. I am here tonight with John Eidberger and
9 Shelby Tomlinson from Sheetz, and Crissie Baur from
10 Bohler.

11 Also, I just want to let you know that we will
12 be recording this from a transcript standpoint.

13 Harford County requires that these meetings be
14 recorded. So please, when we get to that point with
15 questions, if you'd speak up loudly and clearly so that
16 we can record what you are asking.

17 So we are holding this Community Meeting and
18 it is prior to our initial plan submission with Harford
19 County. It's a requirement when you have a post
20 project that would generate more than 250 daily
21 vehicular trips, which the proposed improvements will.

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1 We are going to get into some details about what is
2 proposed and about the property, et cetera. Again,
3 this is the first step in the development process. We
4 are early in that process. As we move forward, more
5 details and more information will be available through
6 the process.

7 We will run through the presentation and at
8 the end open up the questions and answer any of those
9 questions at that time.

10 **Q. So first of all, the subject property is**
11 **located at the southeastern corner of Route 40 and Old**
12 **Philadelphia Road. This is a conditions plan, not**
13 **really fun to look at but we will put the poster up in**
14 **a minute but I am just trying to orient everybody?**

15 The subject property is comprised of two
16 properties, totals approximately 10.37 acres in total.
17 The subject properties are split zoned. The front
18 portion is zoned CI or Commercial Industrial District
19 and the rear portion is zoned R3 which is Urban
20 Residential District.

21 Sheetz is proposing to construct a, pretty

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1 colored picture, 6,139 square foot convenient store,
2 with a 7 multi product dispenser and canopy. Those 7
3 multi product dispensers will provide for 14 fueling
4 locations. There is also a drive through for
5 made-to-order pick up proposed on the rear of the
6 convenient store.

7 The proposed use, the convenient store, the
8 accessory fuel service station is a permitted use in
9 the CI District, per the Harford County Zoning
10 Regulations. From an access standpoint and a site
11 circulation standpoint, we are proposing two access
12 points on Route 40, right in this location and a right
13 in and a right out here and then also a full movement
14 access down here on Old Philadelphia.

15 There are 37 parking spaces required, based on
16 code and 39 parking spaces proposed, from a dimensional
17 and setback and buffering standpoint, we plan on
18 meeting all requirements from the County Code
19 standpoint, not anticipating any variances or code
20 relief from that standpoint.

21 A little more information about the property,

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1 I am sure many of you are familiar with it, there are
2 several structures on the property, the two towards the
3 front of the property that you see from Route 40 will
4 be raised and removed. There are several structures
5 toward the rear, back portion of the property and those
6 remain untouched. One of those is a historical
7 structure and that one will remain, as well.

8 Sheetz will be subdividing the front portion
9 of the property to be just a little over a 3 acre lot
10 and then the rest of the 7 plus acres will be a
11 separate lot that will remain in residual land. On
12 that residual land, there is the (inaudible) stream
13 identified as Cranberry Run and there are wetlands
14 associated with that and other Natural Resource
15 Districts or NRDs what they call it, areas. Those will
16 all be preserved and not impacted by the proposed
17 improvements.

18 There are 17 existing specimen trees on the
19 ten acres today, 12 of those will remain with the
20 proposed improvements. Our limited disturbance or the
21 area we anticipate disturbing is under 3 and a half

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1 acres, with that you do have to provide storm water
2 management. From a storm water management standpoint,
3 we provide water quality, which is to clean the water
4 and quantity to contain the water to reduce the rate in
5 which it is released.

6 From a water quality perspective, we will be
7 using what they call environmental site design or PSE
8 facilities. Right now, we are proposing one micro bio
9 retention facility and a submerged gravel wetland
10 facility. From a water quantity standpoint, we are
11 proposing underground retention facility to detain the
12 post developments that once were developed run off rate
13 on the ten year storm event back to the predevelopment
14 rate. So what a ten year event looks like today.

15 That is the general overview. Certainly here
16 to answer any questions. Again, I will open the floor
17 to questions. If you could please state your name and
18 address and speak clearly so that we can record your
19 questions and our answers.

20 UNIDENTIFIED SPEAKER: What improvements are
21 you making to Old Philadelphia Road?

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1 MR. ROWE: Sure. One thing I didn't mention,
2 we are required to prepare a traffic impact analysis.
3 We cannot do traffic counts until schools are in
4 session so that window just opened up. The counts have
5 not even been completed yet and they are being
6 scheduled to be completed. Once the counts are
7 completed and the traffic consultant completes the
8 traffic analysis, we will be able to determine what
9 improvements are required to Old Philadelphia itself.

10 What we are proposing is a full movement
11 access there, certainly would be curbing and make sure
12 the drains coming off our site does not negatively
13 impact the road.

14 UNIDENTIFIED SPEAKER: There was a lot of
15 traffic especially with back to work at the Proving
16 Ground and it will certainly draw people to come out
17 the back gate and there have been several efforts with
18 the things going up and down Old Philadelphia, a cold
19 storage warehouse that continually has trucks back up
20 on Old Philadelphia Road, that present a real passage
21 problem, especially as it going to get darker earlier

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1 in the fall, it becomes a very congested area and
2 obviously it is a City of Aberdeen Road from the
3 circle, 2715 up and then it becomes a County or State
4 Road I guess from there out. Then with the Sheetz and
5 there are some warehouses in Perryman that have been
6 vacated and certainly there is a good possibility with
7 additional truck traffic and vehicular traffic from
8 employees that already can add to a pretty congested
9 small road.

10 MR. ROWE: I appreciate that. Part of any
11 plan developments recently approved developments, those
12 have to be factored into the traffic impact study and
13 certainly the counts and that will be studied when that
14 study is completed.

15 UNIDENTIFIED SPEAKER: Who determines who does
16 the traffic study?

17 MR. ROWE: Harford County.

18 UNIDENTIFIED SPEAKER: They pick the traffic
19 study or you guys do?

20 MR. ROWE: Harford County does, yes.

21 MR. EIDBERGER: John Eidberger with Sheetz, by

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1 the way. They actually pick the traffic engineer and
2 control the study. They have already done all the
3 scoping meets, scoped out the area for the
4 intersections that need to be studied and with school
5 back in session now, they are counting traffic and
6 pulling all of that information up.

7 UNIDENTIFIED SPEAKER: So there is a
8 contractor already in place?

9 MR. EIDBERGER: The County, I believe, has
10 hired --

11 UNIDENTIFIED SPEAKER: Do you know the scope
12 of knowledge that the intersections are looking at?

13 MR. EIDBERGER: I would need to --

14 UNIDENTIFIED SPEAKER: You can check that?

15 MR. EIDBERGER: -- it is probably available
16 through the County, yes.

17 UNIDENTIFIED SPEAKER: Thanks.

18 MS. KOHL: Sheryl Kohl. I live back in Park
19 Beach Drive but we travel that road. I have a company
20 up in Aberdeen but -- there are only two ways to get
21 back there. We live on a peninsula back in Perryman.

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1 Two ways to get in and out of Perryman. Today we had a
2 major car accident and that created a lot of problems.

3 My concern is there is a lot of pedestrian
4 walking people on that road. There is not enough
5 lighting back there. So when you are taking a look at
6 all of this, we never talked about sidewalks or
7 shoulders. I don't know what the plan is -- I know you
8 are waiting on the traffic impact but from the
9 community input, we are sharing some of the challenges
10 back there on that road.

11 MR. ROWE: You are referring to Old
12 Philadelphia, so I understand what road you are talking
13 about, right?

14 MS. KOHL: Right.

15 MR. ROWE: Sir, you didn't state your name
16 before.

17 MR. HORNE: Steve Horne, H.O.R.N.E., 905 Old
18 Philadelphia Road, Aberdeen, Maryland 21001.

19 MR. MEZAN: Chuck Mezan, 1812 Park Beach
20 Drive, Aberdeen. Just like Steve and Sheryl, the
21 biggest concern and I don't have a concern with the

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1 facility at all, as a matter of fact that property has
2 been pretty empty so many years it will be nice to have
3 a development there and hopefully improve the whole
4 area, but the traffic is going to be our main concern.
5 So it is very important, I think what Steve -- to latch
6 onto what Steve said, it is really a need for a right
7 turn lane coming off of 7 onto Route 40. Right now
8 there is two lanes, one is a left turn lane and there
9 is another stacking lane that is either straight
10 or (inaudible) that backs up a lot with tractor
11 trailers and such, so you might have two lights to go
12 through there. I know this is preliminary but I would
13 really push to put a right turn lane in on 40, off to
14 the right there, otherwise you will do what I do, I see
15 a nice opportunity to make a right behind and go out,
16 that is a suggestion I would highly recommend.

17 MR. ROWE: Fair. Thank you.

18 MS. MEZAN: Shelley Mezan, 1812 Park Beach
19 Drive in Perryman. I am here to speak for the history.
20 I realize you are not the property owners and this is
21 certainly the property owners decision to do with his

1 property as he wishes but that house was built in the
2 mid 1700's. It was the main manor house for all of
3 Perryman where we live now. It really hurts my heart
4 to see that road there off of Route 7 so close to the
5 history. We have documentation that there are slaves
6 buried somewhere behind the house and who knows what
7 else is in the ground all around that historic
8 property. If there is any way that that road could be
9 moved farther away from the house, that would lessen
10 the traffic and the pollution and all the stuff that is
11 going to land on that mid 1700's house that we would
12 love to eventually preserve some day.

13 MR. EIDBERGER: We work close with the
14 property owner. He had specific requirements to really
15 create a large radius around this. I don't remember
16 the numbers, 75 or 100 feet. There is going to be a
17 heavily berm buffer to really provide that separation.
18 So understanding your concerns and understanding the
19 property owners' concerns, we have worked closely with
20 the property owner to work to address that as best as
21 we can. I understand your concerns, too.

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1 UNIDENTIFIED SPEAKER: I saw that circle on
2 the existing conditions map but I don't see it here.

3 MR. EIDBERGER: It is hard to see on this, too
4 much color.

5 UNIDENTIFIED SPEAKER: Can you approximate
6 where it is?

7 MR. ROWE: It goes to -- right about here, 95
8 foot radius around it.

9 UNIDENTIFIED SPEAKER: So to add on -- sorry,
10 Stacy Stone, 2106 Park Beach Drive, tapping into the
11 same subject. Is there a plan to do any archeological
12 studies on the site before you disturb the ground?

13 MR. ROWE: If requested from Harford County,
14 as part of the development process, it is something we
15 have to do.

16 MS. LACOUR: Genene Lacour, 1820 Park Beach
17 Drive in Aberdeen, just tagging on. I would like, as a
18 community, we would like, rather than waiting to be
19 told by Harford County that there be active initiative
20 to put archeological surveys on that land. The
21 Cranberry Hall is now the Griffin (inaudible) House.

1 Cranberry Hall, as Shelley indicated, was a 1500 acre
2 plantation. Slavery is well documented in that
3 community but little has been done about recognizing
4 it.

5 Certainly, an archaeological survey is
6 warranted in that whole area. So from a community
7 outreach, that type of thing, in all candor I don't
8 know why we need another gas station when Rutters was
9 just built, it is not even 9 months old.

10 As Chuck indicated, it will be a better
11 appearance but it is adding to traffic, it is adding to
12 safety issues, it is adding to industrial problems that
13 we've had in this area and I think there is -- it would
14 be greatly appreciated if there was some outreach to
15 the citizens that might be above and beyond what is
16 simply required by code.

17 UNIDENTIFIED SPEAKER: I think you will
18 definitely get transient business but there are many of
19 us in the community that have yet to visit Rutters
20 because of this exactly situation. Again, you are not
21 the property owner, I know you have no control over

1 this. Anything you can do to respect the history of
2 our area, it is important to us.

3 MS. ROWE: Thank you.

4 MS. LACOUR: The property owners are allowing
5 the place to fall in on itself. If you walk the
6 property, it is sickening. So -- and I get it. They
7 have fought and they fought that traffic circle, which
8 there was not supposed to be tractor and trailer
9 running from 715 -- from 40 to that circle, but there
10 was and they filed a lawsuit here because of all of the
11 ground vibrations and stuff were affecting the house
12 and they lost.

13 So you know, there are parts that I don't
14 fault them, but this area simply cannot continue to be
15 neglected and dumped on. I know you all are new coming
16 into this community but there are goodwill efforts that
17 can be made.

18 MR. LACOUR: Greg Lacour, 1820 Park Beach
19 Drive. Coming in off of 40 -- coming in on here, that
20 has got to stop, that is not going to work. Even have
21 your accidents and everything else at 22 and 543 they

1 had to put up the cones to make sure that people don't
2 make a left, people coming in, that is one way and all
3 the trucks coming in on 7 or from 40 onto 7, that is
4 one way. You are going to make a left during shift
5 changes or heavy flow of traffic going out to 40, it is
6 not going to work.

7 MS. STONE: Stacy Stone, what I was going to
8 say is can you look at eliminating that entrance off of
9 Route 7? First of all, if you did that, that can give
10 a bigger buffer from the historic home and protect more
11 of the land where we may have archeological things
12 going on. Again, you have not done the traffic study
13 yet but the traffic does back up to the bridge. I
14 think that is going to create a point of conflict there
15 that I don't think is really needed. You got your two
16 nice entrances coming in and out off of Route 40. Take
17 a look at eliminating it and it would be appreciated.

18 MR. ROWE: Traffic study cueing back from the
19 intersection that is a movement safe. We don't want to
20 put something that is not safe, first and foremost,
21 whether that results in closing this access we need a

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1 traffic study to understand what that looks like.

2 I will say removing this access really
3 restricts the movement of anybody going from the
4 southbound direction on Route 40 and then that creates
5 people making U turns to get back here.

6 MS. STONE: A tractor trailer can make that U
7 turn. I have seen it.

8 MR. ROWE: It is not a safe condition.

9 MS. STONE: Green light or if they have a
10 green arrow.

11 MR. EIDBERGER: I don't want to separate
12 Sheetz from Rutters. I am not here to do that but
13 please understand that we are not -- our sites are not
14 built for tractor trailers.

15 MS. STONE: Yes, I understand that. I am just
16 saying that it is so wide that a tractor trailer could
17 make the U turn.

18 MR. HORNE: It was not built for tractor
19 trailers and they are cramming them in up here. If you
20 go to Wawa across the street over here, it restrains
21 traffic on a daily basis that shuts Route 40 down while

1 they take whatever time they need to get in. It is
2 like everybody has property rights and everything else
3 but sometimes if the site does not work, it does not
4 work and the community does not have to bend and bow to
5 make something work for someone because it
6 inconveniences people that can't come in off of 40.
7 You can go up and back onto the overpass and get back
8 down. It happened when Aberdeen approved Hickory
9 Ridge. They had an industrial complex across the
10 street and they basically blocked the entrance off
11 there where across from Rutters they blocked off where
12 the opening was and those folks have to go up to 715,
13 back down 715 to 40 West. There are ways to mitigate
14 every situation. It does not restrict you, they have
15 to take a little longer. Sheetz will have to do a
16 better job than Rutters and there will not be a problem
17 with taking a little longer, right.

18 MR. EIDBERGER: They will.

19 MS. LACOUR: Genene Lacour, to add to the
20 safety issues, just today on one of our main egress
21 roads was an accident, that for hours that road has

1 been shutdown.

2 MS. STONE: Helicopters.

3 UNIDENTIFIED SPEAKER: To -- I had to get home
4 I had to backtrack 543 Brass Mill to 7, situations
5 these happen not just today, it is monthly that these
6 things happen and we get delayed. I had to get home
7 that path, that is my only way.

8 MS. STONE: Only two ways, here and where the
9 intersection was shutdown.

10 MS. LACOUR: I hear there was an accident
11 today so on and so forth. We are the people that have
12 to live with it. We debate going five miles from our
13 house, whether or not we will be able to get home and
14 get home safely, that is a daily basis.

15 MS. BOYSON: Beth Boyson, 631 Westwood Drive,
16 Aberdeen. Where is water and sewer coming from for
17 this property?

18 MR. EIDBERGER: Great question. It will be
19 water and public sewer. The water is along 40 in the
20 public connection made out there and sewer is down in
21 this direction connecting through easements.

1 MS. BOYSON: So Harford County?

2 MR. EIDBERGER: Yes.

3 MS. BOYSON: Is this is the (inaudible)
4 protection program?

5 MR. EIDBERGER: It is not.

6 MS. STONE: I don't think it is.

7 MS. BOYSON: It's on the edge.

8 MR. EIDBERGER: Yes and another criteria to
9 allow a fuel service station, all properties around are
10 served by public water.

11 MS. BOYSON: All the tanks have been removed
12 from the old gas station?

13 MR. EIDBERGER: As far as I know, yes. Any
14 other questions?

15 MS. BOYSON: Is the property next to that the
16 Cavalier Hotel?

17 MR. EIDBERGER: I think it is one more over, a
18 storm water pond there, it is another property away I
19 think.

20 MS. BOYSON: By you permitting the water and
21 sewer there will that give them access to water and

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1 sewer, as well?

2 MR. ROWE: I don't know the answer.

3 MS. BOYSON: They are on a septic.

4 MR. ROWE: I don't know the answer to that.

5 We don't anticipate extending the sewer. We have not
6 been before the County yet.

7 UNIDENTIFIED SPEAKER: Your water comes from
8 Aberdeen?

9 MR. ROWE: Yes, right along --

10 UNIDENTIFIED SPEAKER: Sewer comes from?

11 MR. ROWE: Down this way, yes. Any other
12 questions?

13 MR. MEZAN: So you will not be the property
14 owner?

15 MR. EIDBERGER: We will not be the property
16 owner. We have a contract basically.

17 MR. MEZAN: So you don't know what the plan
18 would be for the rest of the property, the other ten
19 acres? You are leasing?

20 MR. EIDBERGER: We are subdividing -- we are
21 going to subdivide our parts separate from the

1 property. No idea what their plans are, if any, for
2 the property.

3 MR. ROWE: That 7 acres of residual land, 3 of
4 that is in a NRD area that cannot be touched, for
5 example storm structures and other things.

6 MS. STONE: Can you outline where the natural
7 resources are?

8 MR. ROWE: Here, existing along 40 and Old
9 Philadelphia and Sheetz entrance is about here and NRD
10 does not show up here, it is down further here but the
11 wetlands and the stream are around here and buffers
12 that don't even show up on here might be this line
13 here, to be honest with you.

14 MS. STONE: So it would be where the bridge is
15 and the bridge and hundred foot, a little bit more of
16 what is protected?

17 MR. ROWE: The wetlands come out from that.
18 Yes, on this property about 3 acres of area.

19 MS. STONE: Then you talked about specimen
20 trees. Is that what I am looking at, the tree bubbles?

21 MR. ROWE: Yes and the dots outside are called

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1 critical root zones, those limit -- if you impact
2 greater than 30 percent that would kill the tree. We
3 show those to protect what we can.

4 MS. STONE: The ones that you are proposing to
5 take out, are they labeled what type of trees they are?

6 MR. ROWE: Yes. I don't have it right here
7 but two here and three here. I think I have that
8 information.

9 MS. STONE: I was thinking more of those
10 three, if we were able to eliminate that entrance off
11 of 7 you may be able to protect --

12 MR. ROWE: Five is a Norway Spruce, six is a
13 Norway Spruce and seven is a White Pine in poor
14 condition.

15 MS. STONE: Thanks.

16 MR. ROWE: What else?

17 UNIDENTIFIED SPEAKER: I have some questions
18 but I came in late from work. I don't know if the
19 question was asked --

20 MR. ROWE: Sorry to interrupt, but would you
21 state your name?

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1 MS. GREEN: Monet Green, a citizen of the town
2 and local business owner. My main question is the
3 purpose, why do you want to build a Sheetz there when
4 there is Rutters and Wawa and Royal Farms, all of them?

5 Why?

6 MR. EIDBERGER: We are Sheetz and we
7 constantly study the markets to see where there are
8 opportunities for growth. We look at what is called
9 homework shop and we look at employment basis and
10 traffic patterns. We don't dive into competitive
11 activity but we look at what is going in the
12 marketplace for today and the future. Base on our
13 internal dynamics, we feel there is a need for Sheetz
14 in this marketplace to continue to serve the growing
15 population plus the traffic that is moving up and down
16 the 40 north and south corridor. Based on our internal
17 studies that we do, we do feel there is a need to
18 continue to serve the growing population in the greater
19 area.

20 MS. GREEN: Do you have the schematics of what
21 that would look like as far as the entrance and exits

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1 and where the trucks -- you will have diesel, as well,
2 correct?

3 MR. EIDBERGER: We will not have diesel. We
4 have what is called low flow auto diesel. We will have
5 diesel for big trucks. We have diesel that is
6 available for cars to fill up, it is called low flow.
7 The high flow is when the big tractors come up and it
8 pumps very quickly. Our facility will not have that.

9 MS. GREEN: How many jobs will you be filling?
10 Are you looking locally or bringing in people to those
11 positions?

12 MR. EIDBERGER: Locally. We are a well
13 community based, local employees hired and the managers
14 will not live right in the neighborhood but locally in
15 the marketplace, too. Our hire is 35 to 40 employees
16 and 7 of those are managers on staff 7, 35 to 40 total
17 and 7 managers that oversee the facility, General
18 Manager and Department Manager that are involved in the
19 business.

20 MS. GREEN: Is this a 24 hour operation?

21 MR. EIDBERGER: 24 hours, yes.

1 MS. GREEN: Thank you.

2 MS. LACOUR: Genene Lacour, on the employment
3 portion of it, the non managers, what is their average
4 hourly wage?

5 MR. EIDBERGER: I mean I cannot speak exactly
6 for that. We do know there are minimum wage
7 requirements and we may be at that wage. I am not in
8 development, I am in construction. We do right at
9 minimum wage or a couple of dollars above. Depending
10 upon the amount of hours they can get benefits, too. I
11 am not that guy but we have a robust package we offer
12 full time and part time employees.

13 MS. LACOUR: So we cannot look at it as an
14 economic engine from our standpoint?

15 MR. EIDBERGER: It is, based on the taxes we
16 pay, we do think it's an economic engine. Our -- it is
17 not a franchise, we are all corporate, if the employee
18 wants they can build a career to their liking. We have
19 a company of 800 stores in 7 states, and although I am
20 in the development side I have seen crew people come
21 and if they really want to they can pursue that and

1 move up the chain of command inside. So I do believe
2 from an employee hire, we offer a great opportunity for
3 employees. The pay, like I mentioned, is minimum wage
4 and it can be above that and the management team will
5 set that. We do some core training on growth, where he
6 have employee education, assistance program. Beyond
7 just income, I do think the community involvement is
8 tremendous for the offer.

9 One more thing, we are very much connected to
10 the community. So we do reach out to the community if
11 there was going to be, I don't know, a back to school
12 night, you can come to Sheetz and we can work closely
13 with you to support whatever issues, food offerings,
14 whatever is needed. There is a strong connection to
15 the community.

16 I do feel that there is a tremendous
17 connection to the community and from both an economic
18 standpoint and non economic standpoint.

19 UNIDENTIFIED SPEAKER: Can you, as a follow
20 up, provide information about results that occurred
21 from the I guess another location added in the County

1 in terms of favorable impact and employee rising up
2 through promotions and rising up --

3 MR. EIDBERGER: It's a brand-new store. It is
4 going to only open in a few weeks. I don't have that
5 information, per se. I don't know how --

6 MR. HORNE: You have a store in Edgewood for
7 some time on Route 40?

8 MR. EIDBERGER: I believe, yes.

9 MR. HORNE: That has probably been there six
10 or seven years.

11 MR. EIDBERGER: Ready to reinvest in that one.
12 I am sure there are good success stories out there.
13 Sheetz does look at individual stores, looks at the
14 growth that Sheetz offers on the stores and the
15 corporate level. It is a unique opportunity for the
16 right people. We are growing, not only in this area
17 but in states we just entered, Michigan. If the right
18 person wants to grow their career, we are more than
19 happy to relocate them to get an opportunity in another
20 state. We help them to get established in a store and
21 choose if they want to stay here or move to another

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1 area.

2 MS. STONE: Can you point out where you are
3 going to put this wetland to the right in the green
4 space?

5 MR. ROWE: There will be facilities in this
6 general area and one in this general area.

7 MS. STONE: What are you doing with the rest
8 of that green space?

9 MR. ROWE: This here?

10 MS. STONE: Yes.

11 MR. ROWE: Right now, there is gravel in this
12 area, so we will be removing the gravel.

13 MR. MEZAN: For dogs to use the bathroom over
14 there.

15 UNIDENTIFIED SPEAKER: So this has been
16 approved by the County?

17 MR. ROWE: No, this Community Meeting is the
18 first step in the development process. We have it, we
19 cannot submit to the County until we have this meeting.

20 UNIDENTIFIED SPEAKER: So things may change?

21 MR. ROWE: Absolutely. This is very

1 preliminary. The traffic study has not been completed
2 yet. You cannot count traffic until schools are back
3 in session is one example. Things will change as we
4 move forward. This is the initial proposal, we are
5 here to hear what the community has to say and
6 feedback, et cetera, and go through the entire County
7 and State process.

8 MR. EIDBERGER: We have had conversation with
9 pre application meetings with several different
10 departments in the County, planning and zoning and
11 storm water management, so full disclosure. Nothing is
12 submitted. This is our first but we had pre
13 application discussions with several departments in the
14 County.

15 UNIDENTIFIED SPEAKER: How did you come up
16 with the idea of what type of trees to plant to make
17 sure we have precautions in place as far as
18 environmental and spills?

19 MR. ROWE: We didn't get into that level of
20 detail at those meetings. Is there anything that they
21 know about the property that may prohibit development

1 or anything they see if they are looking at a two
2 dimensional plan? They don't have much to provide
3 feedback on but what they can and what they know, what
4 they are able to provide, much of what you mentioned
5 will be worked through as we go through the review
6 process over the next year and a half.

7 MR. HORNE: Could you share what the next
8 process looks like now that --

9 MR. ROWE: So the first formal submission is
10 called site plan submission that goes to DAC, it
11 reviews information, more detailed than this, not full
12 construction drawings. They review it and provide
13 plans, approved or denied, we have to work through
14 their comments. It is the first step after this
15 meeting, come out of that, then there are the
16 construction level documents and higher level of review
17 and more detail. Through that process State Highway
18 and the County reviews the traffic impact study, as
19 well as road plans. There is still a lot more hoops to
20 jump through. The first step to answer your direct
21 question is D. A. C --

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1 MR. HORNE: That is a public meeting?

2 MR. ROWE: It is, held on Thursdays --

3 Wednesdays, during the day generally in the morning.

4 MS. BAUR: There are signs posted and
5 notifications sent out for that meeting, as well.

6 UNIDENTIFIED SPEAKER: In the meantime, the
7 traffic study is being done right now.

8 MR. ROWE: Yes, counts first then the study.

9 UNIDENTIFIED SPEAKER: Do we know what times
10 they are looking at the traffic?

11 MR. EIDBERGER: That is all thought out.

12 There is a scoping meeting and they determine the
13 intersection and the timing for the studies. I don't
14 mean to pass this onto the County but the County
15 controls that traffic study. They know what they are
16 going to study and when they are going to study it.

17 The counts, if they are not being done now, it will be
18 very soon when school is back in session and that
19 information comes together and delivered to the County
20 for the County's review.

21 UNIDENTIFIED SPEAKER: Our certain is 5:00

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1 a.m., when that traffic count should be done. A lot of
2 the warehouses open 6 or 7, not school 4 a.m. you can
3 be leaving our neighborhood at 4:30 a.m. and passing 20
4 cars coming down Psudo (phonetic) Road or a lot of
5 traffic. So our concern is what are the official times
6 that traffic -- you are saying we can contact the
7 County to get that answer?

8 MR. EIDBERGER: Absolutely.

9 UNIDENTIFIED SPEAKER: Through planning and
10 zoning? The place to try? What do you guys think?

11 MR. EIDBERGER: There's a specific individual
12 leading the traffic part. You may want to start with
13 planning and zoning to connect you with the right
14 person.

15 UNIDENTIFIED SPEAKER: One follow up, your
16 signage for the store, is that closer up towards 40?
17 Where will your signage be?

18 MR. Eidberger: Located near the intersection.

19 UNIDENTIFIED SPEAKER: Nothing on the
20 backside?

21 MR. EIDBERGER: There may be a building sign,

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1 no road sign.

2 UNIDENTIFIED SPEAKER: A lit sign at night?

3 You don't make it super bright so it impacts --

4 MR. EIDBERGER: The red -- lighting levels
5 that are met and standards all on the sides with nice
6 light shining up the outside, illuminating, all LED.

7 UNIDENTIFIED SPEAKER: We think of light
8 pollution. Thank you.

9 MS. STONE: I'd ask that you also get in touch
10 with the County about the traffic counts? If they are
11 not done right the first time, I have to write a
12 letter. They have to go out and do it again.

13 MR. EIDBERGER: It's a unique process in
14 Harford County where they control the traffic study.

15 MS. STONE: This is a unique site. Anywhere
16 else, normal peak hours. All of these warehouse
17 workers coming in, it should be what was done for the
18 Mitchell Farm hours. Additionally, we talked about it
19 before, we do have empty warehouses so you are not
20 going to capture all the traffic that should be there,
21 keep that in mind, as well. I don't know who is doing

1 the traffic study but I don't want to write a letter.

2 MR. EIDBERGER: I apologize to keep referring
3 to the County but full disclosure, the State of
4 Maryland, Harford County is unique how they take over,
5 if that is the right word. I am not trying to step
6 away from this at all.

7 UNIDENTIFIED SPEAKER: We created it because
8 the traffic studies were not being done that matched
9 the conditions. They were not following the proper
10 traffic guidelines. I have one last question, is the
11 coffee good?

12 MR. EIDBERGER: I think so. We are known for
13 our coffee. We are known for MTO, made to order
14 sandwiches, our beverages and our food products. One
15 marketing thing, not to differentiate us, we do have,
16 us compared to some of our competitors, we do have a 30
17 seat dining area, more than just a convenient store,
18 maybe Rutters does that. I don't know, but as far as
19 our competitors no one else is providing a 30 seat
20 dining room separate from a general merchandise area.
21 We have done our best effort to really define the food

1 area and define the general merchandise but keep it
2 flowing together.

3 MR. HORNE: It is odd, because Chick Fil A put
4 in to expand their drive through in Aberdeen, with the
5 intent and expectation of less people coming in the
6 dining room and Chipotle is online ordering. So you
7 guys are trying to capture what everyone else is
8 getting rid of, it runs exact opposite.

9 MR. EIDBERGER: We are different from the
10 quick service restaurants, Chipotles.

11 MR. HORNE: Chick Fil A has the highest count
12 in Aberdeen.

13 MR. EIDBERGER: They are focused on pushing
14 cars through.

15 MR. HORNE: We looked at the counts there,
16 Chick Fil A basically does what Wendy's McDonald's,
17 Chaps, that Chick at 22 at Beards Hill Road has the
18 highest traffic counts.

19 MR. EIDBERGER: Our drive through operation is
20 very different from McDonald's or Chick Fil A. Ours is
21 very low as far as cars going through. It is

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1 convenience. If you want to take a respite --

2 MR. HORNE: Back to the traffic city
3 situation, the City of Aberdeen, you will pay as a
4 developer for one of the pre approved folks to do the
5 traffic study -- it was almost predetermined and that
6 might have tainted some of the audience here as far as
7 the validity of traffic studies we will say, full
8 disclosure.

9 UNIDENTIFIED SPEAKER: I am not -- I know that
10 there is Sheryl, Adam and myself are very engaged with
11 the needs of the community with food. What do you do
12 with the food? Do you work with another food bank and
13 if you don't, please talk to Adam or myself that we
14 take care of 90 percent of the people on this wing, 90
15 people percent of the people up and down Route 40.
16 They would consider that from the Edgewood location --
17 the Maryland Food -- the Harford County Food Bank.
18 Adam, you will have a card. I work with the church. I
19 work on the board and it is important for the community
20 to -- I pick it up from Wawa and Royal Farms, it is
21 something that I do.

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1 MR. ROWE: Very cool. Nice donation when they
2 open too for the food panty. Anything else?

3 MS. BOYSON: What is the time frame? All
4 based on -- what is your guys' time frame?

5 MR. ROWE: I would say permits, if all goes
6 well a year and a half out at a minimum, year and a
7 half or two before we are able to put a shovel in the
8 ground.

9 MR. EIDBERGER: Five months construction,
10 maybe six depends on time of year, five to six months.

11 MR. ROWE: I appreciate everybody coming out.
12 All have a great evening.

13 UNIDENTIFIED SPEAKER: Old Philadelphia Road,
14 I am the property owner. I don't brag about it but I
15 don't know if you are aware or not but it has not been
16 a good relationship with I guess your attorneys and
17 myself. You are getting in this really because of a
18 mistake on the property, much more was given to you on
19 the contract that was supposed to get -- that were
20 supposed to give.

21 The buffer is really something that was done

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1 up by attorneys and they -- the landscape architects.
2 It is going to really impact the property. Do you have
3 permission for the water and the sewer now? I believe
4 you are having a problem with one or the other?

5 MR. EIDBERGER: We are working with the
6 property owners. There is an easement. We have
7 reached out, I believe you are the property owner --

8 UNIDENTIFIED SPEAKER: No, my brother --

9 MR. EIDBERGER: We reached out to these
10 property owners and we have to go out and study where
11 the existing sewer is to get from point A to B.
12 Understanding that is step one and look at where the
13 easement is to see if it works. I believe Brandon was
14 speaking that will be a public sewer easement, probably
15 dedicated to Harford County to get public sewer out to
16 our site.

17 UNIDENTIFIED SPEAKER: If the property owner
18 does not wish to give an easement --

19 MR. EIDBERGER: Then we have a problem.

20 UNIDENTIFIED SPEAKER: The other acreage is no
21 plans at all for development. The road was our big

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1 problem, my big problem, once I saw it, it was already
2 too late. A road comes out on 7 in front of the house,
3 the historic property. Another question is what about
4 the car wash?

5 MR. EIDBERGER: It has been taken off the
6 plans. It was a concept at one point. We are not
7 moving forward with the car wash. It is not in this
8 development application at all.

9 UNIDENTIFIED SPEAKER: If there is anything I
10 can answer to show how bad it was, it has gone before a
11 breach of contract -- fair payout but the road is
12 really right in front of the house, no longer do you
13 have a nice view of that historic house. You are going
14 to have this road with the traffic coming in there.
15 Why can't the people go up on 40 or use Rutters Road,
16 that is public, goes right to the circle and comes
17 right back out on 7, instead of making a new road?

18 UNIDENTIFIED SPEAKER: Eliminate stacking,
19 potential stacking.

20 MR. EIDBERGER: I think we touched on this
21 earlier. A meeting down the road, this is one sided to

1 reach this traffic light you need to come and make a U
2 turn or drive north and -- north and south, this
3 provides the access. This is all being studied by the
4 traffic engineer and the finals result are not out
5 right now.

6 UNIDENTIFIED SPEAKER: We are your customers.
7 There are so much truck traffic. They changed Route 7
8 to 159 and post as a truck route. Used to be sign on
9 the other side of the road that Jefferson and
10 Washington used to travel this route. It's a bad
11 mistake, should not have been done. It was pushed by
12 the attorneys and the biggest mistake was I made was
13 not getting a physical survey before I went for the
14 plat.

15 MS. BOYSON: So in the past, a lack of
16 development on that parcel has been the fact there is
17 no sewer and water. There is water not sewer.

18 UNIDENTIFIED SPEAKER: The big thing was, I
19 did not want it to come back to the house. You see the
20 chain link fence, that was eliminated, everything to
21 stay on that side. The income was supposed to be

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1 additional for whoever owns the house, not supposed to
2 be enough (inaudible) everything else down below the
3 house -- the wetlands and the pond. I would not mind
4 restoring the house more but the County and State is
5 just destroying that place. It looks nothing like it
6 did ten years ago (inaudible) what they call a Tide
7 Waterhouse left all the other bulldozed down or the
8 proving grounds for tests.

9 I have no problem with Sheetz but my mistake
10 was of course twice the amount of property was given --
11 (Multiple speakers.)

12 MR. EIDBERGER: -- a little larger because
13 there are so unique with utility the property owners.
14 We are not here to talk about that property, that site
15 will be serviced by private water.

16 UNIDENTIFIED SPEAKER: Havre de Grace, Adams
17 Car Dealership, Cecil Bank --

18 UNIDENTIFIED SPEAKER: Would you mind flipping
19 it over again, I want to see the property lines?

20 MR. ROWE: See whatever you need. Any other
21 questions?

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1 UNIDENTIFIED SPEAKER: I was just wondering
2 who should I contact maybe from Bohler, you mentioned
3 taking down some trees? I like to maybe have a walk
4 around with that person to see to show me the ones that
5 you are considering taking down.

6 MR. ROWE: I can tell you now it's these two
7 and these three.

8 UNIDENTIFIED SPEAKER: Will there be fencing
9 or will people go from the gas station into that
10 property?

11 MR. ROWE: We have to put a fence up, trees
12 up. Anyone else? I appreciate everyone coming out.
13 Thank you for your thoughts.

14 (The meeting was concluded at 7:02 p.m.)

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1 CERTIFICATE OF NOTARY PUBLIC/REPORTER

2 STATE OF MARYLAND

3 COUNTY OF BALTIMORE, to wit:

4 I, Monica A. Sienkiewicz, a Notary Public in and
5 for the State of Maryland, County of Baltimore, do
6 hereby certify that I am not an employee of counsel nor
7 related to counsel or the parties in any way and have
8 no interest in the outcome of this proceeding.

9 I further certify this transcript of testimony
10 was prepared accurately by me to the best of my
11 ability, knowledge and belief.

12 As witness my hand and Notarial Seal this 23rd
13 day of September, 2025.

14 
15 -----

16 Monica A. Sienkiewicz, Notary Public

17
18 My Commission expires 10/09/27.
19
20
21

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