

**Aberdeen Planning Commission Meeting
January 9, 2008**

The meeting of the Aberdeen Planning Commission was called to order at 7:00p.m. in the Council Chambers by Commissioner Swisher.

MEMBERS PRESENT: Commissioners Swisher, Braerman, Kosko, Craig, and Landbeck

MEMBERS ABSENT: Commissioners Schlottman, and Tout

OTHERS PRESENT: Ms. Phyllis Grover, Director of Planning & Community Development
Sgt. Fred Budnick, Aberdeen Police Department
Mr. Matthew Lapinsky, Director of Public Works
Ms. Ruth Ann Young, Aberdeen City Council
Ms. Doris Manner, Recording Secretary

APPROVAL OF MINUTES:

The minutes of the December 12, 2007, meeting were approved as amended.

1. Revised Final Subdivision Plat for Harford Habitat for Humanity, Inc. at Holloway Lane

Mr. Jonathan Dallas, surveyor, is presenting this plan which was previously presented in November consisting of 3 lots. The property is 4/10ths of an acre on the southwest side of Holloway Lane. The request has been reduced to 2 lots. Comments received from Public Works have been addressed on this Plan, i.e., an easement on the outside of the property, and a separate road improvement right-of-way area. Mr. McCallister, the construction manager was introduced.

Ms. Grover asked that a note be added regarding the plan being exempt from Aberdeen's forest conservation requirements, change the number of lots from 3 to 2. A lot width variance is required. Ms. Grover asked who owns the portion of Holloway Lane which fronts on this property. Mr. Dallas said it is part of the Habitat property.

Mr. Lapinsky noted that currently, the property has one EDU of water and an agreement is currently being formulated with the City and Mr. Peter Bosworth. Any vote taken tonight must include the acquisition of an additional EDU prior to construction. Mr. Lapinsky said the subject plan is sound regarding water and sewer usage.

Commissioner Landbeck asked the reason for the variance. Ms. Grover said it was for the lot width.

Commissioner Kosko asked if there were any width issues for the road; Mr. Lapinsky said there were none.

Commissioner Swisher wanted to know if anything has been, or will be done with Alley F. Mr. McCallister will do landscaping and construct parking pads. There is no curbing proposed.

Commissioner Swisher asked if the City had any curbing policy. Mr. Lapinsky said the minimal amount of curbing would not make a difference. Commissioner Swisher thinks curbing would be nice for a start in the area. Alley F will not be used by Lot 1.

Ms. Young asked if Habitat purchased the entire parcel of land. Mr. Dallas said it had.

A motion was made by Commissioner Braerman and seconded by Commissioner Craig to approve the Revised Final Subdivision Plat for Harford Habitat for Humanity, Inc at Holloway Lane. This motion is contingent on approval by the Board of Appeals for a variance and finalization of the EDU Agreement. The Planning Commission will send a note of their approval to the Appeals Board. The following comments must also be addressed: 3 Grid Tic's (250' multiples), show existing easements Krouseland 4/83 Lots 7, 6, and Lot 4 Block C, include Rock Road along with Custis Street, and addition of an easement from a Public Main to serve the proposed sprinkler systems.

The motion was passed with a vote of 5 – yes, and 2 – absent.

Ayes - Commissioners Swisher, Craig, Landbeck, Kosko, and Braerman

Absent - Commissioners Schlottman, and Tout

2. Preliminary Site Plan for Rite Aid, Lot 2, Middleton Holdings Property

Mr. Bill Steffey, consultant for Rite Aid, introduced Mr. Michael Gesell with Bohler Engineering. This property is across from Target at the extension of Middleton Road. Currently, Rite Aid has a small store in the shopping center; this store will eventually be closed. An all brick building will be constructed containing 11,180 sq.ft., and a double drive-thru.

Commissioner Swisher asked if Rite Aid would close both stores. Mr. Steffey said the downtown store will remain open.

Ms. Grover asked for an explanation of the site access. Also, is there an Ingress – Egress Agreement being developed for Lot 2. Mr. Steffey said ingress would be off of Middleton Road, there is an access road in the rear behind the bank which will be a common access road. There is a Reciprocal Easement Agreement – Cross Access Agreement in place. Ms. Grover asked if it was between Middleton Holdings or the Colony at Beards Hill? Mr. Steffey said it was with Middleton Holdings.

Ms. Grover noted that on the previously approved Preliminary Subdivision Plan approved by the Planning Commission and City Council in November, 2007, there was a 20 ft. drainage easement which was to be relocated. Mr. Gesell stated that it would run along the eastern property line and then through the site to the storm water management facility.

Ms. Grover reminded the Planning Commission that a Final Subdivision Plat has not yet been prepared for Middleton Holdings. The Preliminary Subdivision Plan has been approved. Mr. Tory Pierce, with Fred Ward Associates, said one will be submitted in the near future. Ms. Grover noted the following: the lot has not yet been recorded, parking is sufficient, gross retail must be added to the site data and the document must be submitted after approval.

Mr. Lapinsky said SHA comments for water use calculations must be submitted, storm water easement requirements must be met, and the water availability note per Ms. Grover's memo must be added.

Ms. Grover asked the number of cars estimated for stacking at the drive-thru. Mr. Gesell said there will be 4 spaces at the building with additional spaces available at the rear of the building.

Commissioner Swisher asked if there were any fire hazards. Mr. Gesell said the building would have a sprinkler system. Sgt. Budnick mentioned that there was a County line and hydrant on Middleton Lane near the credit union.

Mr. Tory Pierce said the Preliminary Subdivision Plan indicates a City main on the north side of Rt. 22 in front of the property and a fire hydrant at the corner of the future Middleton Road. Additional hydrants will be added at the required spacing of 300 ft.

Commissioner Kosko mentioned that there was a proposed fire hydrant on the plan.

Commissioner Swisher asked if the State would install a two way stop light when the road is constructed. Mr. Pierce stated that it would be a full intersection which would be funded by Mr. Salvo.

Commissioner Swisher asked if there was a lighting plan. Mr. Gesell said the lights were shown on the plan.

Commissioner Swisher asked who would be building the road. Mr. Pierce indicated that Middleton Holdings would build the road per the agreement with the City. The road will be built in three phases. The first phase will be built with the two commercial pads along Rt. 22, the second phase will be secured by funding if Middleton Holdings gets DeMarco Park under contract with the City and zoned for development, the third phase will extend the road to Beards Hill Road when the property they own, in the back on Beards Hill Road, is approved for development.

Commissioner Swisher asked who would be buying DeMarco Park. Mr. Pierce said Middleton Holdings is the proposed purchaser.

Commissioner Swisher asked if completing the road was contingent on the City selling the lot or on other factors. Mr. Pierce said the right-of-way is essential to the project being completed.

Ms. Young asked if the proposed lighting would be shielded. Mr. Gesell said the lights would be directed onto the developer's property.

Ms. Young noted some problems with DeMarco Park and asked if there was any progress. Ms. Grover had nothing to report.

Commissioner Swisher asked the time frame for construction of the road. Mr. Steffey said it would take 1 year to 18 months.

Commissioner Swisher asked if there was any progress with the bank. Ms. Grover had nothing to report.

A motion was made by Commissioner Landbeck and seconded by Commissioner Braerman to approve the Preliminary Site Plan for Rite Aid, Lot 2, Middleton Holdings Property. The approval is contingent on Final Subdivision approval. It is also contingent on the following comments:

1. Add to general notes: Acceptance of this plat by the City of Aberdeen does not provide or imply an allocation of water for this project. The City of Aberdeen is developing a water allocation policy to determine how the water assets will be allocated. Whenever this policy is completed and approved by the Mayor and City Council; water will be allocated to the projects in strict adherence to the approved policy.
2. Add to general notes: The City of Aberdeen's Forest Conservation Ordinance will be complied with and a FSD and FCP will be submitted to the Department of Planning and Community Development for approval.
3. Access to the site will be granted by Colony @ Beards Hill, LLC to Rite Aid Pharmacy, Inc. by a recorded Ingress/Egress or Cross Easement document.
4. Provide SHA comments.
5. Provide water usage calculations.
6. Provide SWM.
7. Show 3 Grid Tic's at 250' multiples.
8. Indicate existing storm and 20' easement will need to be relocated away from the proposed building.
9. Verify orientation of North Arrow (doesn't agree with grid tics).
10. May need actual access to a public road.
11. Provide offsite contours on all sides of proposed development.
12. Show how existing swale adjacent to DeMarco Park will drain.

13. Verify Deed reference and ownership information/signature block (7541/211 Middelton Holdings, LLC).
14. Owner & Developer Signature blocks need to include title of signatory(s).
15. Project cannot be built until Public utilities are extended to serve this site.
16. Label sizes of all water, sewer, storm drains (proposed & existing).
17. Refer to check print 1st review dated 12/31/07.

The motion was passed with a vote of 4 – yes, 1 – no, and 2 – absent.

Ayes - Commissioners Swisher, Landbeck, Kosko, and Braerman

Nays - Commissioner Craig

Absent - Commissioners Schlottman, and Tout

3. Brief discussion on scheduling of 2002 Comprehensive Plan Update.

Ms. Grover confirmed the dates for discussions on the Comprehensive Plan Update. The time was set for 5:30p.m. The meetings will be held in the 2nd Floor Conference Room or in the Council Chambers.

Commissioner Swisher suggested that everyone have their comments ready to expedite the process.

Ms. Grover said the contract for the Transportation Element should be awarded on Monday at the Council meeting. This portion of the Plan should take approximately 9 months. The entire process will take one year.

Commissioner Swisher asked that information on townhouses be placed on the Agenda for the February meeting.

Ms. Grover said the Introduction to the Annexation Policy will be placed into an Ordinance.

The meeting was adjourned at 7:50p.m.

Planning Commission Chairman

Date

