

ABERDEEN PLANNING COMMISSION

MEETING MINUTES OF

MARCH 12, 2008

Members Present: Joe Swisher, Mark Schlottman, Bill Braerman, Richard Craig, Wesley Tout, Sandy Landbeck, and Nancy Kosko

**Others Present: Phyllis Grover, Director of Planning and Community Development
Matthew Lapinsky, Director of Public Works
Aberdeen Fire Department, Chief Eric Reith
Council Liaison Michael Hiob
Aberdeen Police Department, Sgt. Fred Budnick**

Meeting opened at 7:00 p.m.

1. Review Petition for Annexation for Paradise Meadows, Inc. – 600 Paradise Road, Aberdeen

Mr. Bob Kahoe introduced himself, Paul Muddiman, Jeffrey Shrerr and Joe Moran. Mr. Bob Kahoe, representing Paradise Meadows, Inc. stated that at the last Planning Commission meeting, the action was not to annex the property. Mr. Kahoe stated that the owners made a decision to include all comments from the Planning Commission and propose R-1 zoning with a PUD overlay. Mr. Paul Muddiman with Morris and Ritchie Associates presented a concept plan for the proposed annexed property. Mr. Muddiman stated that the new concept plan addresses the comments from the prior Planning Commission meeting. He stated that he reduced the number of residential units proposed from 272 to 266. He stated that the proposed density has also been reduced from 1.7 unit/acre to 1.67 units/acre. He stated that the land use recommendation for Planning Area 9 is low to medium density residential with a density of 2 to 4 dwelling units/acre. He stated that the open space requirements are 20% or 31.85 acres and he is proposing 43% or 68.78 acres. He stated that three residential dwelling types are proposed: 81 single family detached with R-1 lot sizes; 88 single family detached with R-2 lot sizes; and 97 townhouses with 26' lot widths. He stated that the townhouses would meet the requirements of the proposed draft townhouse amendment ordinance. He stated that the townhouses are proposed with six in a block and located near I-95 for buffering from the highway and single family detached uses.

Ms. Phyllis Grover provided comments on the proposed annexation and concept plan. She stated that the proposed annexation is consistent with the Comprehensive Plan, specifically Planning Area 9, Aldino-Stepney. She stated that the concept plan is consistent with the planning area

recommendation of low and medium density residential uses. She thanked them for incorporating the comments of the staff, Planning Commission and the input from the Community Meeting. She stated that additional work would be needed as we proceed for transportation planning, circulation and interconnectivity and pedestrian ways.

Mr. Lapinsky provided comments on the proposed annexation and concept plan. He stated that there are no water and sewer plans for this area. He stated that a regional solution should be worked out before we move forward on annexation of this property.

Commissioner Craig stated that the concept plan has improved since the last meeting. He stated that is not pleased with R-2 zoning being proposed or townhouse development. He stated that he would like to see R-1 zoning uses. He is also concerned with providing water to the property.

Commissioner Kosko stated that the concept plan is much better. She asked if the State Highway Administration has been notified of the petition for annexation. Mr. Kahoe stated that they have not notified the State Highway Administration of the proposed annexation. Ms. Grover stated that she has not notified them of the proposed annexation. She stated that they would be notified prior to the City Council introducing the Annexation Resolution.

Commissioner Kosko stated that she recognizes that the annexation does not mean that the plan will be built tomorrow. Commissioner Kosko stated that Smart Growth means building around the municipality and she supports those initiatives.

Commissioner Landbeck has no comments at this time.

Commissioner Tout stated that the proposed plan has improved and he was glad to see more open space opportunities.

Commissioner Braerman stated that he did not want to see R-3 townhouses on the property. He did appreciate that the proposed townhouses have 26' widths and are consistent with the proposed amendments to the townhouses. He said that the annexation should be contingent on water and sewer availability.

Commissioner Swisher asked if there were consideration for a connection of Old Robinhood Road to Gilbert Road. He stated that he would like to see trails proposed in the wetland areas. He asked why the 5-acre parcel owned by Paradise Meadows, Inc. is not part of the annexation request. Mr. Sherr stated that the property owner does not want to include the cell tower in the proposed annexed area. Commissioner Swisher stated that he would like to see consideration to remove I-95 from the proposed annexation request. He

stated that one example of this is the B&O Railroad right-of-way to Titan Terrace. He stated that he disagrees with this approach.

Mr. Muddiman addressed Commissioner Swisher's question regarding the connection to Gilbert Road. He stated that there is connection to Old Robinhood Road from Gilbert Road.

Ms. Grover stated that the Norman Property needs to be included in the proposed development plans and asked if they have been working with the Norman family. Mr. Kahoe stated they realize this and have been in discussion with the Norman family.

Mr. Lapinsky asked if this project could support the water and sewer needs for the area. Mr. Muddiman answered that it would be unlikely that 266 units could support the infrastructure needs for the entire planning area. He stated that he has talked conceptually about the infrastructure needs for Noplock, Norman and Paradise Meadows properties. Mr. Lapinsky asked if he had spoken to others in the area regarding the water and sewer needs. He said that he would be introducing a recoupment ordinance in a few months. Mr. Muddiman stated that without annexation what is the purpose of talking about partnerships. Mr. Lapinsky stated that he was dismayed by the lack of effort on this subject.

Commissioner Kosko stated that she would like to see a connection to Old Robinhood Road. She asked if someone else owns the 5-acre parcel. Mr. Sherrr stated that the property owner is not interested in annexing the land that the cell tower is located on.

Commissioner Braerman stated that he likes the concept but if they cannot afford the water and sewer for the development then why annex?

Commissioner Schlottman stated that it is a domino effect and we have to begin somewhere. He asked if the property would be contiguous without annexing I-95. Ms. Grover said not at this time.

Councilman Hiob stated that Old Robinhood does connect to Gilbert Road. Mr. Muddiman concurred with him. Councilman Hiob asked if the annexation is approved, could the water and sewer be worked out in a Public Works Agreement. Ms. Grover said the details could be in the Annexation Agreement prior to the approval of an Annexation Resolution for the property.

Councilman Hiob asked if Robinhood Road is a County-owned road. Mr. Muddiman stated that it is a County-owned road at this time. Councilman Hiob asked if the road maintenance and ownership be granted to the City once the property is annexed? Mr. Muddiman stated that those details

would have to be resolved with Harford County Department of Public Works.

Public Comments:

Jane Frederic, 611 Paradise Road, Aberdeen asked what a PUD overlay is. She asked the members if we were aware that I-95 was proposed for six lanes. She asked if there would be issues with noise and air pollution for the new residents in the proposed development. She asked what impact the proposed development would have on her well and the groundwater. She stated that the Town of Snow Hill has a population of 500 and 2,000 homes were proposed to be added and the developer built 50 homes and did not finish the infrastructure, leaving the Town officials with an uncompleted project.

Karen Heavey, 634 W. Bel Air Avenue, Aberdeen stated that she was concerned about the density and water issues. She stated that 97 townhouse units on 11 acres is high density. She questioned what the City would do if water never comes through. She also stated that I-95 is so close to this development that you could grab hamburgers right off the grill.

John Tripoli, Robinhood Road stated that the farm is a gift. He stated that agricultural land is so close to Aberdeen borders and it is an asset. He questioned whether we need another Bulle Rock Development in Harford County. He stated that annexation does not always bring benefits to the City. He stated that we would have to maintain the roads. He stated that the City of Havre de Grace will have to maintain the overpass at Greenway Farms. He stated that there are plenty of places to build within the corporate limits of Aberdeen.

Commissioner Schlottman stated that there are a lot of homes for sale but there are also a lot of people moving into this area because of BRAC. He stated that there should be a positive population growth for the City and Harford County.

Councilman Hiob addressed the comments from the public. He stated that BRAC would have an impact on Aberdeen and Harford County. He stated that the proposed development would meet the Smart Growth principles. He stated that the developers would be responsible for building the roads, sidewalks and gutter and extending the water and sewer to specific construction standards adopted and inspected by the City. He stated that the City will collect real property taxes, water and sewer fees which can be used for the aging infrastructure in the older sections of the City. He said there also has to be a demand for the housing development.

Commissioners Swisher asked for a motion for an R-1 with a PUD? Commissioners Schlottman made a motion to annex Paradise Meadows with an R-1 zoning and PUD overlay. Commissioner Landbeck seconded the motion. Commissioner Swisher proposed an amendment to exclude all of the I-95 right-of-way. Commissioner Braerman supported the amendment. Commissioner Swisher asked for a vote to amend the motion. Commissioner Schlottman stated that he did not want to amend his original motion and called for the vote. Motion passed (Commissioners Kosko, Schlottman, Tout and Landbeck in favor) to annex Paradise Meadows with an R-1 zoning and PUD overlay.

2. Review Preliminary Site Plan for Holiday Inn Express -

Mr. D. Vir Kathuria, P.E. with KCE Engineering, Inc. introduced himself and Mr. Nicholas Hapsis, owner, Mr. Isao Oishi, architect and Mr. Elias, contractor. Mr. Kathuria presented the preliminary site plan for the Holiday Inn Express. He stated that the owner is proposing a 6-story hotel on the corner of Beards Hill Road and Rt. 22. He stated that the property was used previously for a gas station and automotive repair. He stated that the hotel will be less than 60' feet in height. He stated that the parking calculations are proposed for the hotel and the other uses on the adjoining properties because they are all controlled by Mr. Hapsis. He stated that parking has been a consistent issue with the staff and Planning Commission. He stated that the Holiday Inn Chesapeake House has a proposed banquet facility and retail shopping that will be reduced in size due to the parking constraints at Olive Tree Plaza II. He stated that 49 parking spaces have been added on the Holiday Inn Chesapeake House site for the Olive Tree Restaurant.

Aberdeen Fire Chief Eric Reith stated that he had several concerns regarding the preliminary site plan as presented. Chief Reith stated that a sprinkler system is required and the fire hydrants have to be within 100' of the connection. He stated that he needs fire hydrants closer to the building. He also stated that he needs access along Beards Hill Road and the portico may need to be suspended. He stated that he needs 15' clearance from the ground to the portico and the turning radius into the site may need to be adjusted to accommodate fire apparatus. Mr. Kathuria stated that improvements can be made to the turning radius and the fire protection needs can be achieved. Chief Reith stated that the State Highway Administration will need to address the turning radius issue as well.

Ms. Grover stated the preliminary site plan for the hotel does not meet the current parking requirements. She stated that the site plan indicates 59 parking spaces on site and an additional 26 parking spaces are required on site. She stated that the parking tabulation shows 85 parking spaces but they are not all on the Holiday Inn Express site. She stated that the preliminary

site plan can not be approved based on this information. She stated that the building height requirement should specify 60 ft. She stated that two additional notes need to be added: if approved, security cameras will be installed and operational and the City is currently working on a water allocation policy, this does not guarantee water allocation at this time. She asked if the gasoline tanks have been removed. She also asked about the appearance of the building. Mr. Kathuria stated that he would need to address the parking issues for the proposed hotel on site. He stated that all properties owned by Mr. Hapsis have adequate parking for 457 parking spaces. Mr. Oishi stated that the building will be constructed of brick on the lower parts and drivet on the upper parts.

The Aberdeen Police Department had no comments regarding the preliminary site plan.

Mr. Lapinsky stated that State Highway Administration comments are required for the ingress and egress into the site. He stated that the stormwater management water quality is a minimum requirement. He stated that the proposed water and sewer connection would not be allowed as shown on the preliminary site plan. He stated that the proposed water and sewer connection has to connect to a public system. He asked if the underground tanks were removed and if so, the monitoring wells need to be shown and reports supplied to the City. He asked Mr. Kathuria to verify the water usage calculations and stated that the water availability note be added to the plan. He stated that the 12" water line must be extended from Kentucky Fried Chicken to serve the site and located within an easement. He stated that the existing sewer from Beale Drive must be extended and located within an easement.

Commissioner Craig stated parking was an issue.

Commissioner Kosko stated that the parking needs to fit each lot. She stated that if the properties are sold, that the new owner will not have adequate parking. She stated that shared parking arrangements may not be acceptable. Mr. Kathuria stated that if ownership changes the parking can be placed in an easement. He stated that the subdivision lines can be removed, if necessary. Commissioner Kosko stated that she was not satisfied with the parking lot count or the arrangements.

Commissioner Tout stated that he agreed with Commissioner Kosko regarding the lack of parking. He stated that the handicapped parked spaces are also an issue.

Commissioner Braerman stated that 83 additional cars on Beards Hill Road at Rt. 22 is an issue.

Commissioner Schlottman asked what the difference is between a Holiday Inn and Holiday Inn Express. He asked if they would have a banquet facility. Mr. Kathuria stated that the cost is the major difference in the two hotels and the Holiday Inn Express will not have a banquet facility. Commissioner Schlottman stated that parking is a premium at the Olive Tree Restaurant and the owner had committed to a curb opening at the Olive Tree Plaza I in order to provide additional parking for the restaurant. He stated that it was closed recently after the business owners at Olive Tree Plaza I complained to the owner. He suggested that the building construction be reduced at the Holiday Inn Chesapeake House and expand the parking lot there.

Councilman Hiob stated the solution is actually quite simple, just eliminate the subdivision line and dedicate parking to all uses if it meets the parking requirements. He asked if a traffic study had been performed that shows the proposed use versus the full-service gasoline station?

Commissioner Kosko made a motion to disapprove the preliminary site plan for the Holiday Inn Express as presented. Commissioner Braerman seconded the motion. Motion passed (7-0 in favor).

3. Introduction of Petition for Annexation for The Wetlands -

Ms. Jackie Seneschal with KCI Technologies, Inc. provided an overview on the Petition for Annexation to the Planning Commission members, staff, and attending public. Ms. Seneschal stated that Wetlands Aberdeen, LLC is proposing to annex 496± acres into the City. She stated that the project has been renamed to Glengarry. She stated that the properties will be developed as a planned community. She stated that the pending City legislation regarding annexation requires a Community Input Meeting which is tentatively scheduled for April 2, 2008 at 6:30 p.m. in the City Council Chambers. She stated that the purpose of this evening's presentation is to introduce basic concepts and a formal presentation will be provided at the Planning Commission Meeting scheduled for April 9, 2008. She stated that KCI Technologies was retained by the development team approximately 1 month ago. She stated that KCI Technologies is a multi-disciplinary firm and they have specialists in a lot of different areas.

She stated that the 496± acres will be developed with R-2 zoning designation. She stated that Locksley Manor was not included in the annexation request. She stated that anticipated issues include environmental protection, schools, Smart Growth design principles, water and sewer service, traffic circulation, recreation and open space. She discussed briefly the transportation issues surrounding Aberdeen. She stated that the Community Input Meeting is tentatively scheduled for April 2, additional meetings and workshops will be held between April and June, a recommendation by the Planning

Commission will be provided at their June meeting, and they are planning for public hearings to be held in the fall and adopting a resolution possibly in December.

Mrs. Grover asked if the Wetlands Golf Course was included in the annexation petition. Ms. Seneschal stated it was. Mrs. Grover asked what types of buffers would be provided for the Locksley Manor subdivision to include residential uses? Ms. Seneschal stated that those plans are being worked on by her staff.

Mr. Lapinsky stated that regional water and sewer solutions have to be put in place for these planning areas. He stated that he met briefly with KCI Technologies and they are amenable to finding a regional solution for the City in order to develop the land.

Commissioner Craig stated that he did not support R-2 zoning and would like to see all single family development. He stated that density makes a big difference.

Commissioner Swisher stated that he had issues with the previous plans that were submitted for the Wetlands Annexation. He would like to see concept plans with the golf course included. He invited Ms. Seneschal to ride around and see the densely populated areas in the City.

Commissioner Kosko stated that the presentation was good and the concepts set the stage for a new beginning.

Commissioner Landbeck stated that the transportation plan showed forethought and that she doubted that the Planning Commission's original recommendation of R-1 with a PUD would change. She asked if there were an enclave issue.

Commissioner Tout questioned the enclave issue and said it was a good presentation.

Commissioner Braerman agreed with Commissioner Landbeck's comments.

Commissioner Schlottman asked if a PUD included a small business element. Commissioner Swisher stated that a small commercial component is allowed.

Councilman Hiob thanked her for the presentation and changing the name to Glengarry.

The meeting was adjourned at 9:50p.m.

Corrections made on April 10, 2008 and May 28, 2008.

Planning Commission Chairman

Date