

CITY OF ABERDEEN  
PLANNING COMMISSION MEETING  
MINUTES

Thursday, June 19, 2008

A meeting of the Aberdeen Planning Commission was called to order at 7:00 p.m., June 19, 2008, in the Council Chambers by Chairman Swisher.

MEMBERS PRESENT: Chairman Swisher, Commissioners Craig, Kosko, Schlottman, and Tout.

MEMBERS ABSENT: Commissioners Braerman and Landbeck.

OTHERS PRESENT: Councilman Michael Hiob, Planning Commission Liaison  
Phyllis Grover, Director of Planning & Community Development  
Matt Lapinsky, Director of Public Works (DPW)  
Chief Ed Budnick, Aberdeen Fire Department  
Gil Jones, Acting Recording Secretary

AGENDA ITEMS:

**1. Preliminary Subdivision Plan for Northgate Business Park  
Location: Route 22 at the Aberdeen Proving Ground (APG) gate**

Representatives: Murray deMuth, Corporate Office Property Trust (COPT); Susan Best, Urban Engineers; and Torrey Pierce, Frederick Ward Associates (FWA).

Ms. Best first gave a response to a previous request for further comments on the traffic study. Her Power Point presentation gave specifics based on a State Highway Administration (SHA) study and self-counts done to fill in some gaps. Included were an intersection study, 2010 and 2015 projections for “build” and “no-build” alternatives, and trip generations. In response to a question from Mr. Swisher, Ms. Best indicated the peak hour numbers through the Route 22 gate were 1,200 in the morning and 1,800 in the evening. Mr. Swisher asked about the total number of those on post. Ms. Best said she did not have that number.

Mr. deMuth indicated that a project his company is working on in Howard County, The National Business Park, has fewer trips than originally projected. Mr. Schlottman asked why that is. Mr. deMuth believes this is due to companies in that office park actually having their employees imbedded in various Department of Defense offices at Fort Meade and the National Security Administration, instead of always reporting to their main office building. Mrs. Kosko asked if public transportation were available to the National Business Park site. Mr. deMuth said no, although MARC is nearby.

Mr. Swisher asked why the presentation chart showed such high daily numbers through the 22 gate. Ms. Best said the larger number illustrates the total number of trips over 24 hours, while the

peaks show one hour in the morning and one hour in the evening. Mr. Swisher expressed concern that more exact numbers of those going through the 22 gate was not known.

Mrs. Grover asked about the size of National Business Park versus the Northgate project. Mr. deMuth said Northgate would have about 750,000 square feet, while National Park has 2.4 million square feet. Mr. Swisher asked how many employees would be at Northgate at full build-out. Mr. deMuth said about 2,100.

Mr. Swisher asked if there would be service retail at this site. Mr. deMuth said yes, for employee needs, such as a dry cleaner and bank. Officials on post had also requested that such services be available. This use would take up about 30,000 square feet and would be on Lot B, the one closest to the fence and gate itself. Mr. Pierce added that having the service retail here would also help keep traffic down through containment to the site.

Mr. deMuth's Power Point presentation indicated a desire for an emergency access via Michaels Lane through the City's sewer plant, as well as showing projected SHA improvements along Route 22, and intersection improvement priorities.

Mrs. Grover asked why Route 222 in Cecil County had been included. Mr. deMuth said he had met with Jim Richardson, Executive Director of the Harford County Office of Economic Development to identify key intersections for improvement priorities. He didn't qualify the locations with Mr. Richardson, but felt the Perryville area would be a bedroom community for eventual APG commuters.

Mr. Lapinsky indicated the idea of a road through the sewer plant was a no go, as it would prohibit expansion of the City of Aberdeen's facilities in that area, as well as not being practical in an industrial area.

Mr. Tout asked about a parallel road off Post Road to access the post. Mr. deMuth said something of this sort would be part of an additional lane expansion of Route 22. He couldn't really comment on something like this until he saw the layouts.

Mr. Schlottman asked if the traffic numbers take into account the gate improvements. Ms. Best said the volume numbers necessitated the gate improvements.

Mr. Schlottman asked about projected backups and how the numbers relate to that. Ms. Best said the gates are the cause of the bottleneck, and that the improvements are being built there to alleviate it. Mr. Lapinsky added that improvements are being done as the post receives the money; as more monies are received, more improvements will be undertaken.

Mr. deMuth indicated the project would represent 20% or less of the total users in the area, thus not creating a major push. They are adding to the traffic numbers, but they are not the driving force. Mr. Swisher said if you don't know the numbers on post, how do you know you're not the driver? Ms. Best indicated the counts are included in the Power Point chart. Mr. Swisher asked about the 715 gate. Ms. Best said the chart numbers only reflect the 22 gate.

Mr. Swisher indicated he was looking for follow-up on suggestions in the report regarding certain intersections; the Power Point is very summarized. Mr. deMuth indicated the numbers

reflect the total volume recommendations, not just the Northgate traffic, up to the 2015 projection. These numbers are used when going to discuss matters with the SHA. Ms. Best added that this report would reflect the “no-build” scenario.

The report indicated that Senator Cardin announced \$40 million to go toward APG traffic issues. Mrs. Grover asked if Mr. deMuth knew about the timing for this money. He said no, just that it has been appropriated.

Mr. Swisher feels they need to take a hard look at an “escape route,” another way in and out of the project, since they are not guaranteed another cut into Route 22. Mr. deMuth referred to the letter from Neil Pedersen at SHA that lists a variety of contingencies regarding Route 22 access.

At this point, attention turned to the Preliminary Subdivision Plan itself.

Mr. Pierce indicated the plan is the same one brought before the Commission at the time of annexation last fall. There will be a boulevard-style roadway on site with a second access to Route 22. Utilities would come through land owned by the City to Post Road and out to Swan Meadows. They are currently looking to get a small sliver of land to affect Route 22 access.

Mrs. Grover asked that the buffer note be deleted and also asked who owns the 80-foot right-of-way shown at the bottom of the page. Mr. Pierce indicated it is the City’s. Mrs. Grover asked that this be clarified on the page. Note number 7 should also be removed, as it is not appropriate for right now.

Mr. Lapinsky indicated his comments had been forwarded to Kevin Small at FWA. The notes should show the water would be from the Swan Meadows line. The sewer will bypass the Rigdon Road bottleneck, which is a big positive.

Mrs. Kosko asked what contingency was in place if no additional access was granted to Route 22. Mr. Pierce said there would then be a loop road cul-de-sac constructed opposite East Bel Air Avenue. Mrs. Kosko asked if this would then be one way in and one way out. Mr. Pierce indicated this would be the case.

Councilman Hiob asked Mr. Lapinsky about storm water management and if the expansion of the City’s pond for this project would be a problem. Mr. Lapinsky said it would not be.

Mr. Swisher reiterated his concern over further exploration of an alternate access point, perhaps through the old housing project on post. He is concerned about 2,000 people trying to get out and there being only one way in.

**Motion by Mr. Schlottman, second by Mrs. Kosko, that the plan be approved, contingent upon revisions per Planning and Zoning (P&Z) and DPW comments.** Mr. Swisher reiterated his suggestion on an access point. Mrs. Kosko asked if this plan would have to come back before the Commission if a secondary access to Route 22 is not obtained. Mrs. Grover said it would.

**Motion carried 5-0, with 2 absent.**

**2. Preliminary Site Plan for Northgate Business Park, Lot A  
Location: Route 22 at the Aberdeen Proving Ground (APG) gate**

Representatives: Murray deMuth, Corporate Office Property Trust (COPT) and Torrey Pierce, Frederick Ward Associates (FWA).

Mr. Pierce indicated the plan is for a 3-story, 82,000-square foot office building. The access would off the proposed Research Boulevard at 2 locations. The building would be LEED silver rated.

Ms. Grover asked about the residential buffer note shown. Mr. Pierce said this is a straight listing from the City Code. Mrs. Grover said this could be removed, along with note 10. Security cameras would also need to be added per the City Code.

Mr. Lapinsky indicated his comments had been forwarded to Kevin Small at FWA on June 11. He asked that a new water and sewer note be added to the plan to read thusly: "The approval and signing of this plat by the City of Aberdeen in no way guarantees the availability of water or sewer service to the property at the time of development."

Mr. Swisher asked if the roads to the adjoining farm will be re-routed at the same time as the installation of Research Boulevard. Mr. deMuth said the farm would be best served by the access road near the top of Lot B; they are also currently in discussion with the farm trustee. Mr. Swisher reiterated his question. Mr. deMuth said not at this time.

**Motion by Mr. Schlottman, second by Mrs. Kosko, that the plan be approved, contingent upon revisions per P&Z and DPW comments. Motion carried 5-0, with 2 absent.**

**3. Petition for Annexation for Bosworth Properties at Kretlow Drive and Hiob Lane  
Location: Kretlow Drive and Hiob Lane off Bush Chapel Road**

Representatives: Joseph Snee and Brad Stover, attorneys, Gessner, Snee, Mahoney, & Lutche, on behalf of the petitioners, and Bob Capalongo, CNA.

Mr. Stover described the property as 62.93 acres off Hiob Lane, adjacent to the City's Chapel Glen community. A community information meeting was held on May 20. The area is zoned R-1, R-2, and R-3 in the Harford County Master Plan and R-2 in the Aberdeen Comprehensive Plan, thus a consensus with the two plans. Since this petition was submitted, several additional parties have asked to join the petition, so this is therefore rather preliminary. Mr. Swisher asked what other parties are coming in. Mr. Capalongo said it would be Regina Davis, the Gasus, and the unknown owner of an adjoining parcel. The new total would be about 70.25 acres, but this is an approximate total, pending a new survey.

Mr. Swisher asked if the originally submitted plan is the one looking to be passed. Mr. Stover said yes, if that is what the Planning Commission wants. Mr. Swisher asked Mrs. Grover if it were ok to do this. Mrs. Grover said yes; they can come back with a broader petition later.

Mr. Capalongo indicated that due to community input, Hiob Lane would be curved around an excluded property to a T-turn at the southern extent of the annexed area. Under Harford County's

R-2 zoning, 216 lots could be created here, but this will be cut back to 125 lots under Aberdeen's R-2 regulations.

Mrs. Grover indicated Mr. Stover is correct, the use is consistent with that called for in Planning Area 13 of the Aberdeen Comprehensive Plan, and the R-2 is consistent with the type of home found at Chapel Glen. There will be some road improvements needed for both Kretlow Drive and Bush Chapel Road.

Mr. Lapinsky indicated that when Harford County did its renewal of its master plan this area was designated West Aberdeen, but was not officially passed. If this area does come under the jurisdiction of the City, there is currently no water for it. Mr. Lapinsky indicated he is currently working with Mr. Bosworth on mitigation issues.

Mr. Schlottman asked if the Frieding property is in or out of the City's jurisdiction. Mr. Capalongo indicated they are looking to join the annexation and have signed a consent to be included.

Mr. Swisher indicated the road network needs to be looked at when the time comes.

Mr. Swisher asked for comments from the audience. Hearing none, Mr. Swisher moved to the motion.

**Motion by Mr. Schlottman, to approve the annexation of the area as presented this evening, with a zoning designation of R-2, second by Mr. Tout.**

Mr. Craig felt it was another example of the City biting off more than it can chew, considering the water and road issues.

Ms. Shirlee Carter offered a comment from the audience. She owns 252 acres of working farmland adjacent to this project and has equipment coming through this area on a regular basis. Mr. Swisher indicated she would still be able to bring her equipment through. Ms. Carter said it is large equipment. Mr. Swisher said this happens all over Harford County.

**Motion carried 4-1 (Mr. Craig voting against), with 2 absent.**

**4. Final Subdivision Plat One for Middleton Holdings Property  
Location: Route 22 and Middleton Road**

Representative: Torrey Pierce, Frederick Ward Associates (FWA).

Mr. Pierce described the subject property as 5 acres at the corner of Route 22 and Middleton Road. The preliminary subdivision was approved in September of last year. There are 2.5 acres of developable land for retail. The public road design and water and sewer issues are currently going through Aberdeen DPW review and access to Route 22 is going through SHA.

Mrs. Grover indicated the need to add the parcel number for DeMarco Park and to verify new parcel numbers before recording. She asked if the 20-foot access easement should be extended to

DeMarco Park. Mr. Pierce indicated it should. Ms. Grover indicated the total acreage should also be confirmed.

Mr. Lapinsky indicated his comments had been forwarded to Rex Williams at FWA on June 11. He indicated that certified water use for each lot be included in the comments. He asked that a new water and sewer note be added to the plan to read thusly: "The approval and signing of this plat by the City of Aberdeen in no way guarantees the availability of water or sewer service to the property at the time of development."

Mr. Craig asked how access off of Route 22 and access to the back lot would take place. Mr. Pierce said it would be via the 40-foot drainage and utility access easement.

Mr. Swisher asked how the storm water from Klein's is handled. Mr. Pierce showed the course running roughly from Klein's to the outfall behind Graceford Drive.

Mr. Swisher said he was under the impression the separate properties for the easement and parking lot had been granted to the City by Mr. Stancill. Mr. Pierce said no, what his plan shows is what is contained in legal documents.

Mr. Swisher asked if the lot and access could be taken over by the owner. Mr. Pierce said no, it's reserved. Mr. Swisher asked where it says that on the plan. Mr. Pierce said it's shown as an easement on the plan. Mr. Swisher requested that a note be added accordingly, to also include the 40-foot easement between Lots 1 and 2.

Mr. Tout asked how far back Middleton Drive would go. Mr. Pierce said to the back of Lot 1 to the 60-foot right-of-way width. The property owners have executed an agreement with the City to build back to DeMarco Park if this parcel is obtained. The Kleins are negotiating with Middleton Holdings to extend Middleton Lane back to Beards Hill Road.

Mr. Craig asked what the easement along the slope was for. Mr. Pierce said it's for an SHA grading easement.

Mr. Swisher indicated he had spoken with City officials, that DeMarco Park was intended to be a park, not commercial development. He suggested the deed be looked at closely.

**Motion by Mrs. Kosko, second by Mr. Tout, that the plan be approved, contingent upon revisions per P&Z and DPW comments. Motion carried 4-1 (Mr. Craig voting against), with 2 absent.**

**5. Revised Preliminary Subdivision Plan for Newton Station Plaza**  
**Location: Old Philadelphia Road and Route 715**

Representatives: Torrey Pierce, Frederick Ward Associates (FWA); Davis Emory and Kate Nolan, representing the owners.

Mr. Pierce indicated the subject property to be at the corner of Old Philadelphia Road and Route 715. There are 5 lots with open space and open storm water management. There are some

changes to the previous plan: a corrected boundary survey, adjacent right-of-way access for Lot 5, and a reduction and reconfiguration of Lot 1.

Mrs. Grover asked if the forest conservation area had been shifted. Mr. Pierce indicated it had. Mrs. Grover asked if this was included in the open space. Mr. Pierce said no, the open space is on Lot 5. Mrs. Grover indicated street addresses would also need to be provided.

Mr. Lapinsky indicated his comments had been forwarded to Rex Williams at FWA on June 11. He indicated that certified water use for each lot be included in the comments. There are also sewer issues; he is looking to quantify those and will advise accordingly. He asked that a new water and sewer note be added to the plan to read thusly: "The approval and signing of this plat by the City of Aberdeen in no way guarantees the availability of water or sewer service to the property at the time of development."

Mr. Schlottman asked about issues concerning SHA allowing access off Route 715. Mr. Pierce said the SHA would not allow access off Route 715. Mr. Swisher asked if the SHA is still studying the area for a road expansion. Mr. Pierce said yes, that this might eventually result in the loss of some land from this project. Mr. Schlottman commented that expansion of Route 715 is being talked about, but not improvements to Old Philadelphia Road. Mr. Lapinsky said right-of-way and improvements along Old Philadelphia Road would be required. Mr. Pierce said the road improvement right-of-way is shown along Lot 1. Drive lots line up with the conceptual lot plans. Mr. Swisher asked Mrs. Grover if that should be shown on the subdivision plan. Mrs. Grover said yes. Mr. Pierce said he could note possible revisions on the site plan for the future.

Mr. Swisher asked if the Warfield property was still not a part of the subdivision at this time. Mr. Pierce said it is not.

**Motion by Mrs. Kosko, second by Mr. Schlottman, that the plan be approved, contingent upon revisions per P&Z and DPW comments. Motion carried 5-0, with 2 absent.**

**6. Petition for Annexation for Johnson/Presbyterian Home of Maryland  
Location: Gilbert Road**

Representatives: Joseph Snee and Brad Stover, attorneys, Gessner, Snee, Mahoney, & Lutche, on behalf of the petitioners; Sue Shea of Presbyterian Home of Maryland, Inc.; and Megan Maffeo of Morris & Ritchie Associates (MRA).

Mr. Stover described the property as 11.552 acres on the northwest corner of Gilbert Road. The area is zoned Agricultural (AG) in the Harford County Master Plan. The petitioner is seeking to come into the City with a zoning of Integrated Business District (IBD), which is consistent with the County's Mixed Office (MO) zoning. This is also consistent with the City's Comprehensive Plan Area 11 and adjacent zoning. Mrs. Grover's previous comments had been addressed to include deed references, clarification of the acreage, and the removal of Long Drive from the package.

Mrs. Maffeo and Ms. Shea displayed 3 exhibits to illustrate the parcels in question and surrounding area. The first dealt with zoning, proposed development, and present development;

the second showed a boundary plat with acreage and parcels; and the third showed environmental features and planned and proposed use.

Ms. Shea gave an overview of the proposed development on the Presbyterian Homes site, to include 2,200-square foot cottage homes, a community center, and an assisted living component. The build-out will result in about 600 units. Right now, the projection is for the first residents to be moving in sometime in late 2012 or early 2013. Seventy percent of the units have to be pre-sold before building can begin.

Mrs. Grover asked Mr. Stover to confirm the County zoning as AG and he did so. Mrs. Grover also gave an overview of the City's Comp Plan area designation.

Mr. Lapinsky indicated the City is talking with the County about annexation of Long Drive. It is, however, substandard in spots. As for the proposed annexation area, there is currently no water available and there are sewer bottlenecks. A water tower will be required in the area and the petitioner will need to participate in the cost(s) for this.

Councilman Hiob commended the product and the need for it in this area.

Mr. Swisher asked for comments from the audience. Hearing none, Mr. Swisher moved to the motion.

**Motion by Mrs. Kosko, to approve the annexation of the area as presented this evening, with a zoning designation of IBD, second by Mr. Tout. Motion carried 5-0, with 2 absent.**

There being no further business or public comment, the meeting was adjourned at 9:21 p.m.

---

Planning Commission Chairman

---

Recording Secretary

---

Date of Approval

For a verbatim record of this meeting, reference may be made to the audio recordings, which may be found in the Department of Planning and Community Development, Aberdeen, Maryland.