

CITY OF ABERDEEN
PLANNING COMMISSION MEETING
MINUTES

Wednesday, August 13, 2008

A meeting of the Aberdeen Planning Commission was called to order at 7:00 p.m., August 13, 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
Chief Ed Budnick, Aberdeen Fire Department
Gil Jones, Acting Recording Secretary

The minutes for the June 19 and July 9, 2008, meetings were approved.

AGENDA ITEMS:

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

Representatives: Murray deMuth, Corporate Office Property Trust (COPT); Kevin Small, Frederick Ward Associates (FWA); and Tony Than, DNC Architects, Inc.

Mr. deMuth indicated this to be a 3-story, Class A office building totaling 85,000 square feet. This will be the second building to be developed on this site (Lot A to be the first).

As far as an update on the traffic issues, Mr. deMuth indicated that the State Highway Administration (SHA) has asked COPT to look just at their development and not consider Base Realignment and Closure (BRAC) or APG for purposes of traffic mitigation. Susan Best from Urban Engineers will get this information together for a meeting with SHA. FWA will work with road section issues and show how to control traffic for the COPT site, and then layer in BRAC/APG.

Mr. deMuth is looking for conditional approval for the record plat, sureties, phased access design, and SHA approval in order to be able to get started and moving toward permitting.

Mr. Small indicated the original placement of the building on Lot C has been changed by 90 degrees to the middle of the lot, but with the same access point as originally planned. Parking will be provided at 4 spaces per 1,000 square feet, which is a higher ratio than the City of Aberdeen requires. With the new building placement, the walking distance from parking lot to

building will also be less. Mr. deMuth indicated movement of the building also allows for servicing of the building out of sight of most of the public. This will now be backing to the storm water management (SWM) area and APG.

Mr. Than indicated the main drop-off would be directly in front of the building, with 20% of the parking in the front. There will be a thru-lobby system and eco-friendly features in the front. Some spaces would be allocated for green vehicle use, hybrids, and compacts. Mr. deMuth indicated that this is required in order to achieve a Leadership in Energy and Environmental Design (LEED) silver level designation.

Mr. Than described the building as 244 feet by 115 feet, 3 levels, and a total of 85,000 square feet. The building will be 43 feet in height. The building will be of steel construction, with a masonry deck and outside brick. The mechanical system will be on the roof and screened by a roof deck. This building will be architecturally similar to the one on Lot A. Mr. deMuth indicated they are trying to achieve the appearance of a family of buildings, but also a separate architectural identity.

Mrs. Grover gave Planning & Community Development comments. She asked that the building square footage be added to the plan, the ownership information for Lot D, and the notation that this is a preliminary site plan. She indicated that SWM pond 2 doesn't seem to fit in the site plan. Mr. Small indicated a match line needs to be put on there.

Mrs. Grover asked if Pusey Road is public or private. Mr. Small indicated it is a private access road. Mrs. Grover asked who owns it. Mr. deMuth said it is an access on COPT property; they need to determine whether to make this an easement. Mr. Small said access is available between Lots B and C. Mrs. Grover felt that this had changed. Mr. Small said the road is still in the same place, just now below the SWM area. Mr. deMuth said the road has been widened but not moved. Mrs. Grover asked if an agreement has been entered into with the property owners in the rear of the project. Mr. deMuth said he has met with attorney Jay Young and given him a presentation, but has not followed up. Mrs. Grover urged him to follow up on this issue. Mr. deMuth said they are not extinguishing current access, just providing a courtesy access.

Mrs. Grover asked if they had met with APG. Mr. deMuth said he had met with Mike Fuhrman and will follow up with APG on Route 22 gate issues, and with SHA as well.

Mrs. Grover read the DPW comments into the record, as previously provided to Mr. Small. These include an engineering certification; both SWM ponds need adequate outfalls within a recorded easement (can't concentrate discharge to an offsite property without an easement); show SWM access easement for Facility Area 1 to a public road; show typical 10-foot drainage and utility easements on side and rear lot lines; please show entire property; SWM Facility 2 is not referenced to a match line; show drain arrows, size, and type of proposed pipes; show surface drainage arrows, PC/PTs, high points, and curb lines; locate and label 20-inch water main, existing and proposed; manholes, water meters, and structures need to be removed from the 50-foot right-of-way; property lines are not all in bold; provide articles of incorporation; developer needs to sign and print/type name and title (managing member typically for LLCs); clarify access to Pusey Road (public or private); all utilities need to be clear of the 20-foot water main and right-of-way; and on-site water was to be private, discuss this change with the Director of DPW.

Mrs. Grover asked Mr. deMuth if he had talked to Matt Lapinsky concerning this last item. Mr. deMuth said he had not yet done so.

Mrs. Kosko asked if the Planning Commission didn't already approve a preliminary site plan. Mrs. Grover said a concept plan, preliminary subdivision plan, and preliminary site plan had been approved for Lot A. Mrs. Kosko asked if the concept plan would be revised to reflect changes. Mr. deMuth said they would.

Mrs. Grover asked if the building footprint had changed. Mr. Small said it had. Mrs. Grover said he should come in for a staff review and sign-off by the chairman. Mrs. Kosko asked for confirmation that the Commission had approved the concept plan. Mrs. Grover indicated they had.

Mrs. Kosko asked if parking for LEED considered carpooling. Mr. Than said it did.

Mr. Schlottman asked if there would be a main office or headquarters building on this site. Mr. deMuth said he couldn't classify that at this point, that this will be defined by the market and who may come in for use. More than likely it will be an individual use.

Councilman Hiob asked if there would be parking for 2-wheeled vehicles with motors. Mr. Than said there would be parking for bicycles. Mr. deMuth said he's not sure about anything for motorized bikes.

Mr. Swisher asked Mr. deMuth if he had talked to APG. Mr. deMuth said he had talked to Mike Fuhrman, a contractor working for Harry Greveris. Mr. Swisher asked if he was going to go up the chain. Mr. deMuth said not yet; he wants to get Route 22 issues resolved with the SHA.

Mr. Swisher asked about access to the Michael property. Mr. deMuth said there is a 15-foot single lane access road. They have designed a wider 4-lane road to be used in conjunction with retail truck uses. Mr. Swisher said he is glad to see this, as there is a lot of land back there. Mr. Small indicated that much of the land back there is under agricultural preservation.

Mr. Swisher asked if the land along Route 22 has been bought from the City. Mr. deMuth said no, he is asking for contingent approval based on a successful land swap.

Mr. Swisher said COPT needs to come back in with an indication of the solution arrived at with SHA and APG due to major traffic concerns. Mr. deMuth indicated SHA would not approve record plats until these issues are resolved.

Mrs. Grover asked Councilman Hiob if City Manager Doug Miller had briefed the City council on the land disposal issue. Councilman Hiob said not to his knowledge.

Mrs. Kosko reiterated concerns over SHA and gate issues. She asked Mr. deMuth if water had been allocated. Mr. deMuth said not officially. Mrs. Grover indicated this comment was on the plan provided to Mr. Small.

Motion by Mr. Schlottman, second by Mr. Tout, that the plan be approved, contingent upon revisions per Planning and Community Development and DPW comments, and that

the group returns after meeting with SHA and APG. Motion carried 4-1 (Mrs. Kosko voting against), with 2 absent.

2. Comprehensive Plan Update

Mrs. Grover advised Commission members that the next meeting for review of the Comprehensive Plan update would be on Wednesday, August 27 at 5:30 p.m. Mary Ann Lisanti, Executive Director of the Lower Susquehanna Heritage Greenway, will be there to brief the Commission. Mrs. Grover will also try to have Mr. Lapinsky there to talk about utilities. If not, we will be looking to finalize Chapters 1 thru 3 and 6 thru 9. Information will also be provided on the public comments received from the open house and surveys.

There being no further business or public comment, the meeting was adjourned at 7:50 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.