

**Aberdeen Planning Commission Meeting  
February 25, 2009**

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, Tout, Schlottman, Craig, and Landbeck

**MEMBERS ABSENT:** Commissioners Kosko, and Braerman

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

**APPROVAL OF MINUTES:**

The Minutes of the January 14, 2009, meeting were approved as amended.

1. Review Preliminary Site Plan for Holiday Inn Express

Mr. Joseph Snee, with Gessner, Snee, Mahoney, and Luche introduced Mr. Hapsis, owner, Mr. Bradley Stover, attorney, and Mr. Vir Kathuria with KCE Engineers. Mr. Snee presented the Preliminary Site Plan for Lot 9 for a 6 story building which would be accessed from Beards Hill Road. It's address will be 1001 Beards Hill Road. The parcel is zoned B-3 and consists of 1.1 acres. Previously, a gas station was located at this site. The requirements are for a 5 ft. front yard, a 25 ft. rear yard, and there are no side yard requirements. Parking calculations are provided on the handouts to the Commissioners and Staff.

The Subdivision Plat shows Lot 7 which contains the existing Holiday Inn. The parking requirements were shown for the restaurant, banquet facility, Olive Tree Restaurant, and retail stores. The Olive Tree Restaurant on Parcel 2 in not included in the subdivision. The existing required parking includes 51 spaces on site and 37 spaces contained in a Cross-easement Agreement.

Ms. Grover asked if the parking spaces and driveways have been measured. Mr. Kathuria indicated that the survey was done geometrically. Ms. Grover said the parking spaces were measured and counted and nothing matches the submitted plan. There are many issues because a lot of the spaces are not striped. She indicated that these numbers should have been verified in September, 2008. Many discrepancies

still exist. Ms. Tammy Lowry, an Olive Tree employee said the original count was for 4 people to a booth but a booth usually seats only 2 customers.

Mr. Snee stated that the Subdivision Plat creates Lots 7, 8, and 9. The request is for a Subdivision Plat and Site Plan approval. This approval is based on what is being shown tonight. The Commission must provide issues which can be corrected at a future date, not tonight. The approval will legally bind the owner and developer to provide the required items. Additionally, joint use will provide adequate parking spaces.

Ms. Grover said the comments from the last meeting were not addressed. Mr. Snee said when the final Site Plan is submitted, then the request will be for final approval. Ms. Grover also requested the addition to Note 7 for additional landscaping. She also would like comments from State Highway Administration included and handicapped parking spaces be moved to a more accessible location.

Mr. Lapinsky has met with SHA regarding Beards Hill Road and Rt. 22 and they thought the Plan had been approved. The road should be graded to accommodate additional lanes. Parking issues should be addressed in regard to road changes. Water issues must be worked out between all businesses.

Mr. Snee has met with Mr. Redman and it was determined that the right of way abuts the property line. The owner intends to obey Mr. Redman's comments.

Commissioner Craig is concerned with the driving width of the parking lot on Lots 7 and 9. Mr. Kathuria said the islands will be removed. The geometry of the property indicates the lines are dimensional and the spaces will fit perfectly. Ms. Grover said the drive isle should be 25 ft.

Commissioner Tout noted that there is not enough clearance to enter and exit the parking spaces; 24 ft. are not provided. Handicapped spaces should be relocated nearer to the entrance. He reminded the applicant that this issue was addressed 2 meetings ago.

Commissioner Schlottman noted that the parking easement at Olive Tree Plaza I and the Olive Tree Restaurant would have variations in the hours of operation which would provide adequate parking. He asked if the easements would provide additional parking problems. If the property is subdivided at a later date, this could be a problem.

Mr. Snee stated that the required parking is being provided. Any easement agreement goes with land if a sale takes place. He repeated that all parking requirements have been met.

Commissioner Schlottman said he has a problem with Olive Tree Plaza I.

Ms. Lowry said there has always been additional parking at the Holiday Inn. There are plenty of parking spaces.

Mr. Lapinsky said a new sewer line would be needed if the Olive Tree Restaurant were to be sold. A private sewer would be required.

Commissioner Swisher noted that additions have been made to the Olive Tree Restaurant. Each time additions were completed, additional parking was required. The members of the Commission need to look at the site and go through the records for the sequence of additions. Some of the discrepancies must be resolved. Also, there are issues on the plans.

Mr. Snee stated that this is a plan and not a reality today. There is plenty parking which meets the Code requirements and cross easement agreement.

A motion was made by Commissioner Swisher and seconded by Commissioner Tout to table this action.

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

**Ayes: Commissioners Swisher, Craig, Landbeck, Schlottman, and Tout**

**Absent: Commissioners Braerman, and Kosko**

Mr. Snee asked if the Preliminary Site Plan for the Holiday Inn Express and the Final Subdivision Plat for Beards Hill Park and Aberdeen Mall EQ. Ltd. Partnership both were being tabled. Commissioner Swisher said both were being tabled.

2. Discuss Aberdeen Development Code 142-25 – Off Street Parking and Loading Requirements for Multifamily Housing

Ms. Grover and Commissioner Swisher have reviewed the subject document. A handout has been provided to the Commissioners for reference.

Commissioner Swisher would like the 10 ft. x 20 ft width be reinstated. He said, currently, drive isle widths are 24 ft., maybe they should be increased to 28 ft. This issue will be reconsidered after measurements are taken. Ms. Grover stated that 24 ft is a Harford County standard.

Commissioner Tout noted that an SUV door cannot be opened in a 9 ft. x 18 ft, parking space.

Ms. Grover will submit recommendations and have amendments ready next month.

Mr. Hiob said he would like to join the group when measurements are being taken.

3. Discuss Proposed Sectional Map Amendments: Rt. 22 corridor from Long Drive to the Aberdeen Proving Ground Gate; West Bel Air Avenue between Mt. Royal Avenue and Baker Street; and the US 40 corridor from West Bel Air Avenue to Rt. 715

Ms. Grover stated that this issue is informational at the current time. It is part of the Comprehensive Zoning Review process. The Transportation Element will require additional meetings. Rt. 22 is currently considered to be an expressway. The highlighted parcels to be considered are: DeMarco Park, the property between Target and Graceford Drive, the property next to the Washington Court Apartments, City land in front of the North Gate, and the area on West Bel Air Avenue near the old train station which are zoned M-1.

Commissioner Swisher asked if the Getty Mart across from the old train station is included. Ms. Grover will check this issue.

Ms. Grover would like approval for the document next month. Then, the City can move forward with the Sectional Map and Water Resource Element which may be completed in 9 months to one year.

Ms. Grover asked that a “side meeting” be held regarding the issues with the Holiday Inn Express and Beards Hill Park Aberdeen Mall EQ. Ltd. Partnership.

The next Planning Commission Meeting will be held on March 25, 2009, at 7:00p.m.

The meeting was adjourned at 8:30p.m.

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Planning Commission Chairman

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Date