

**Aberdeen Planning Commission Meeting  
July 8, 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, Kosko, Tout, Braerman, Schlottman, and Landbeck

**MEMBERS ABSENT:** Commissioner Craig

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

**APPROVAL OF MINUTES:**

The Minutes of the May 13, 2009, meeting were approved as submitted.

1. Review Concept Plan for the Village at Carsin's Run

Ms. Grover introduced Ms. Megan Maffeo, and Mr. Paul Muddiman with Morris Ritchie Associates and Ms. Sue Shea, CEO of Presbyterian Homes

Ms. Maffeo said the Presbyterian Homes wants to relocate from Towson to Harford County. The Plan being submitted tonight has been refined with Resident and Commission input. There is a variety of housing to meet the needs of the residents. The Plan contains pedestrian walkways, streets, public outdoor spaces, etc. There will be a town square common area and convenient access to the entire complex.

The main entrance will be on Long Drive. There will be 452 independent living units (66% of the total units), 80 assisted living and skilled nursing units (12% of the total units), and 148 independent living cottages with garages (22% of the total units). There will be two additional entrances off Aldino-Stepney Road (one will be a service entrance). The buildings will be placed to run with the topography. Independent living units will be on the north side of Carsins Run and connect to Eagles Rest and adjoining property. The units will total 680 on 138 acres with 4.92 units per acre. There will be 60% open space containing buffers and usable green space.

Architectural images submitted by THW Design Architectural Company show all of the proposed buildings. A wet pond will be the storm management facility. The Concept Plan

was sent to the Architectural Review Commission in May – they have requested additional information.

Ms. Maffeo showed Ms. Grover the first building to be constructed in Phase 1. There will be 168 apartments, 21 cottages, and 20 assisted and nursing spaces for Phase 1. Village green and other green areas were pointed out as requested by Ms. Grover. Ms. Maffeo said the total open space includes forested areas, wetlands, storm water management, buffer areas, etc.

Ms. Grover requested the following information: road locations, tabulations of all off-street parking areas, Tax Map 25 (entrance not annexed to the City), one entrance from Long Drive and one entrance from Aldino-Stepney Road. Ms. Maffeo will obtain permits from Harford County.

Mr. Lapinsky noted that currently, there is no water or infrastructure for this project. Additionally, Presbyterian Homes will contribute toward the cost of the water tower. He is uncertain on the accessibility of water and sewer infrastructure.

Chief Reif requested the following: underground water prior to construction, show street widths and turning radius calculations, and building heights. Ms. Maffeo said the buildings would be 3 and 4 stories following the grade.

Commissioner Kosko asked if the City had a copy of the Traffic Study. Ms. Grover said the copy on file was from several years ago. Ms. Maffeo indicated that entrance improvements will be required.

Commissioner Landbeck had no comments.

Commissioner Tout noted that no conflict with traffic was indicated. There is a limited view at Rt. 22 and Aldino-Stepney Road. Mr. Muddiman said the residents will use the signal access for safety. Road improvements at Aldino-Stepney Road and Rt. 22 at Eagles Rest have been approved by the County. Commissioner Tout likes the trees and green areas. He asked if the buildings would have elevators. Ms. Maffeo said all multi-story buildings will have elevators.

Commissioner Braerman asked why a portion of the property was not annexed into the City. Mr. Hiob said the City Council voted against that Annexation request.

Commissioner Schlottman asked if there would be cart paths and what use is proposed for the 36,000 sq. ft. of retail. Ms. Muffeo said there would be cart paths and the proposed use for retail is dining, a post office, beauty shop, etc.

Mr. Hiob noted that Aldino-Stepney Road and Rt. 22 are slated for a traffic signal at some point by SHA. He asked if all or part are scheduled for water and sewer. Mr. Lapinsky stated that the City will not provide these services outside the City. Mr. Hiob indicated that

Battelle currently has these services. Mr. Lapinsky said the City has a contract agreement with Battelle.

Commissioner Swisher asked that parking be shown as required. Ms. Maffeo indicated that there was covered parking provided and other parking would be shown on the Preliminary Plan.

Commissioner Swisher asked if the 147 individual houses with the up-front money would be consistent with R-2 zoning. Ms. Shea noted that the up-front money is refundable and Presbyterian Homes would own the property and will not subdivide. Ms. Maffeo said there is no subdivision and IBD zoning will be used. Mr. Muddiman stated that the Plans were prepared to the appropriate scale. Ms. Grover mentioned that the Architectural Review Committee asked that the Plan meet the R-2 zoning requirements.

Commissioner Schlottman asked for an explanation of how the progression works for individuals going from independent living to the nursing facility. Ms. Shea said a person could enter the facility in the independent living section and stay until the end of their life by moving through the different stages of care. There is a benevolence fund for those who need additional financial help. Commissioner Schlottman asked the cost of the entrance fee. Ms. Shea stated that the fee could be \$300,000 with a 50% refund if applicable.

Commissioner Swisher asked how many employees would be at the facility. Ms. Shea stated that the first phase would provide 86 jobs and at completion there would be 300 employees and 900 – 1,000 residents.

Commissioner Kosko noted that the Planning Commission requires no hazards with traffic. The age of the existing Traffic Study is an issue; and as a result a more current study should be done.

A motion was made by Commissioner Schlottman and seconded by Commissioner Braerman to approve the Concept Plan for The Village at Carsins Run with Staff comments.

**The motion was passed with a vote of 6 – yes and 1 – absent.**

**Ayes: Commissioners Swisher, Kosko, Braerman, Landbeck, Tout, and Schlottman**

**Absent: Commissioner Craig**

## 2. Review Annexation Request for Hiob Lane

Mr. Peter Bosworth, the petitioner, stated that the principals involved in the project are Marti, LLC; Duce, LLC; and Bosworth, LLC. He noted that the Planning Commission approved the original Plan June, 2008. This is the same Petition with an additional 8 acres. Some neighbors wanted to be annexed into the City but will not be part of the project. The original Petition was for 62 acres which are owned by Mr. Bosworth and the development area is the same. No water is allocated and the sewer issue is the same. Currently, DPW is doing a

Water Study along with Harford County. The request is for R-2 zoning for 150 single family homes, 2.4 units are planned per acre.

Ms. Grover asked for clarification on the access. Mr. Bosworth indicated three proposed entrances from Kreitlow Drive, St. Justin Drive, and Hiob Lane. Ms. Grover said the original acreage in 2007 and 2008 was 63 acres which was presented at a Citizen Meeting. Approval was recommended in 2008. This project meets the Bush Chapel Development Plan for Area 13. She supports the current annexation request.

Mr. Lapinsky stated that 2/3 of the area has water and sewer provided by Harford County. Some sewer issues currently exist. The City is trying to reduce some I & I issues.

Sgt. Budnick indicated no Police Department problems.

Chief Reif had no comments from the Fire Department.

Commissioner Schlottman noted that comments at the Public Meeting referred to a farm consisting of 250 acres using heavy equipment. Mr. Bosworth indicated that Hiob Lane will be partially improved and this use could continue. Commissioner Schlottman asked if the Radio Station would be included; Mr. Bosworth said it would.

Mr. Hiob asked if Hiob Lane would remain or would closing it be an option. Mr. Bosworth said that would not be his decision but it could be considered. Mr. Hiob asked if the proposed houses would be asking the City for water and sewer service. Mr. Lapinsky said this would be possible if they are within 100 ft. of sewer and water lines.

A motion was made by Commissioner Landbeck and seconded by Commissioner Schlottman to approve the Annexation Request for Hiob Land with R-2 Zoning and the Adequate Utilities Comments Removed.

**The motion was passed with a vote of 6 – yes and 1 – absent.**

**Ayes: Commissioners Swisher, Kosko, Landbeck, Tout, Braerman, and Schlottman**

**Absent: Commissioner Craig**

### 3. Preliminary Site Plan – The Commons at Fieldside Village

Mr. Paul Muddiman with Morris Ritchie Associates introduced Mr. Albert Young, Attorney for the project, and Mr. Credit with Sherwood Developers. He stated that this project will be part of the Promenade Project and will consist of 500,000 sq. ft. of office space contained in 4 buildings. Previously, the Plan was denied because of the subdivision of Lot 1 into 4 lots. Currently, each building will be placed on 1 separate lot. Individual water, sanitary sewer, and parking are available. Additionally, parking on the Stadium lot will be available. Lots 1, 2, and 3 provide the required parking spaces. There will be 29 spaces on site and 171 at Ripken per the developer's agreement with Ripken. The Stadium lot consists of 2,200 spaces

and only 171 will be needed. All previous Planning, Zoning, and DPW concerns have been addressed.

Commissioner Swisher asked for lot lines to be shown; Mr. Muddiman complied.

Ms. Grover noted that proposed lot lines were shown on the Legend. She asked that Note 11 be reworded to show the use was commercial. Documents are needed for the Parking and Loading Requirements per a memo from the City Attorney. The proposed parking plans are acceptable per the City Attorney.

Mr. Lapinsky thanked Mr. Muddiman for his work on the documents. Mr. Lapinsky asked if 177 or 500 spaces on the Ripken lot would be finished. Mr. Muddiman said there would be 500 finished. Mr. Lapinsky noted that the City has inadequate water and this issue should be addressed in the agreement with the City not to participate with the water tower. He feels the applicants should participate in these costs. Mr. Lapinsky stated that everything on this lot is private and not serviced by the City.

Chief Reif asked if the subdivision would allow for phasing in the project. Mr. Muddiman said it was for phasing and financing; he will make sure phasing addresses fire access and water availability. Chief Reif read the Fire and Water Access Requirements. Mr. Muddiman asked for a meeting on this issue when the first phase is decided.

Commissioner Kosko asked if there was public road access for Lot 4. Mr. Muddiman said there was frontage on Long Drive and access through Lot 3 to Long Drive. Commissioner Kosko stated that parking for Lot 4 should be segregated. Mr. Muddiman said separate numbers are not required, only the total number of spaces. Commissioner Kosko asked if Lots 2 and 3 are panhandle lots and Ms. Grover asked if they met the lot width requirements. Mr. Muddiman said Lot 2 has 250 ft. and Lot 3 has 185 ft., both exceed the requirements. He agreed to add a note for the Lot Width requirement. Commissioner Kosko asked if the internal roads for the lots meet public road specifications. Mr. Lapinsky indicated that this is unnecessary because they are private.

Commissioner Braerman asked which building would be constructed first. Mr. Credit of Sherwood Developers is unsure at this time.

Commissioner Schlottman does not favor shared parking.

Mr. Hiob referred to Note 14 and asked what would happen if the Stadium changes hands. The City Attorney said this was a Perpetual Easement and would Run with the Land. Mr. Hiob asked when the property was purchased; Mr. Credit said it was bought in 2005 at a price of \$4,000,000. Mr. Hiob indicated that the City lost approximately \$4,000,000 because the original price was \$8,000,000 plus the legal fees incurred by the City. In 2003 the plan was for stores and other retail. Mr. Credit referred to the 18 month delay and an additional 9 – 10 month delay in the water which cost the developer \$3,500,000 - \$4,000,000 on residential development. Due to the economy, different choices had to be made.

Commissioner Swisher asked if Ripken favored the proposal. He also suggested round corners for stadium exits. Mr. Credit said his organization does not own the corners. Mr. Lapinsky noted that the City would allow rounding out. Commissioner Swisher feels the developer should pay for maintenance on the main road.

A. Ms. Kathy Bartholomew, 611 Colane Drive

Ms. Bartholomew asked if these buildings are a “done deal” or is this being considered now in lieu of retail, movies, and restaurants. She asked if the project could be rejected because no additional offices are needed in Aberdeen. Hotel guests and condo residents want retail, movies, and restaurants; not offices. Will this help the City and City Residents?

Commissioner Kosko said the Preliminary Site Plan Proposed Use shows IBD. There are other issues if IBD Mixed Use Development is approved. Mr. Young, the attorney for the developer, said the zoning is now IBD and will be market driven with who the occupants will be.

Ms. Grover stated that the Architectural Review Committee approved the Plan.

Commissioner Schlottman noted that everyone wanted retail on this property. The Planning Commission disagreed on the anchor, i.e., movies, etc. The economic climate precipitated the change in plans.

Commissioner Swisher asked that lighting and dumpsters be shown. Mr. Muddiman said they were indicated.

Commissioner Braerman asked if only one building could be approved and later possibly plans for an area similar to the Avenue at a later date. Mr. Muddiman said the developer needs flexibility to attract tenants who may need 1, 2, or more buildings; total approval is needed.

A motion was made by Commissioner Schlottman and seconded by Commissioner Landbeck to approve the Preliminary Site Plan for The Commons at Fieldside Village as stated with Staff comments.

**The vote resulted in a tie 3 – yes, 3 - no, and 1 – absent.**

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

**Nays: Commissioners Kosko, Tout, and Braerman**

**Absent: Commissioner Craig**

Commissioner Schlottman asked that a Special Meeting be scheduled as soon as possible. Commissioner Swisher agreed and will notify the Commission members of the date and time.

4. Discuss Amendments to Off-Street Parking Requirements

Ms. Grover distributed a handout showing the statistics for Aberdeen, Havre deGrace, Bel Air, and Harford County. A copy of this document is attached to these minutes. She stated that the Planning Commission recommendation will be forwarded to the City Council for action.

Commissioner Kosko agrees with all of the data except the theater information.

A motion was made by Commissioner Kosko and seconded by Commissioner Schlottman to approve the Amendments to Off-Street Parking Requirements except that the theater requirements stay unchanged.

**The motion was passed with a vote of 6 – yes.**

**Ayes: Commissioners Swisher, Kosko, Tout, Landbeck, Schlottman, and Braerman**

**Absent: Commissioner Craig**

Ms. Grover asked the Commissioners to submit dates they will be available to schedule a visit to Maple Lawn in August.

The meeting was adjourned at 9:15p.m.

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Planning Commission Chairman

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Date