

MINUTES
PLANNING COMMISSION
April 7, 2022

The regular meeting of the Planning Commission was called to order at 6:31 p.m. on Thursday, April 7, 2022, at Town Hall, 39 N. Hickory Avenue, Bel Air, Maryland.

MEMBERS PRESENT: Lois Kissinger-Kelly, Chair
Peter Schlehr, Vice Chair
Keith Powell
Phil Raub
Donald Coates

IN ATTENDANCE: Rowan Glidden, Senior Planner
Kevin Small, Director of Planning
Charles Keenan, Town Counsel
Catherine Butrim, Recording Secretary

ADMINISTRATIVE MATTERS:

Approval of Minutes – March 3, 2022

Mr. Powell moved, and Mr. Schlehr seconded the motion to approve the minutes of the March 3, 2022 meeting.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr and Ms. Kissinger-Kelly

Nays: none

The motion carried.

NEW BUSINESS:

04P-22-01-SP-LP: 510 S. Main LLC: Review application for approval of a Site Plan review and Landscape Plan review for a 1,477 sf office addition with parking lot modifications

Mr. Glidden advised that the development site consists of a 0.33 acre parcel. This site contains one (1) existing two-story building consisting of 1,774 sf within the building.

Mr. Glidden advised that the applicant is requesting Site Plan approval for the expansion of the existing building by a two-story addition totaling 1,477 sf, by expanding the footprint 682 sf and adding 795 sf of second floor. The applicant also requests a Landscape Plan approval due to the expansion of the building and parking lot including a condition to the approval of the Historic Preservation Commission for the building expansion.

Mr. Glidden advised that the property is zoned B-1 (Limited Business), and the existing land use is Professional and Personal Service Offices.

Mr. Glidden advised that the development site adjoins the Main Street Maryland District on the north. The adjoining properties are zoned B-1 to the north and the south. The site to the west is zoned R-2 (Medium Density Residential). The properties to the east are zoned R-3 (High Density Residential). The surrounding properties to the north and south are used as professional offices, and the property to the west is developed as a single-family detached home. The property across Route 924 is Bel Air United Methodist Church.

Mr. Glidden advised that the structure on the site was constructed circa 1920 and was used as a residence. In 1986, the structure was converted to commercial use as a beauty salon.

Mr. Glidden advised that there are no mapped environmentally sensitive areas in proximity to the proposed development.

Mr. Glidden advised that there are residential lots proximate to the rear of the development site. Landscaping is required in accordance with Section 165-55.A. The Historic Preservation Commission (HPC) recommended additional landscaping in their approval of the building modification. The Town's architectural consultant reviewed the proposed building elevations to confirm that they are consistent with HPC approval. The building is designated historic by HPC, and the MD inventory of historic properties number is HA-2066 (Bosley House).

Mr. Glidden advised that there is approximately 74.5 linear feet of South Main Street frontage, equating to a requirement for two (2) major deciduous trees. The residential lot line must be screened by a ten-foot deep buffer yard. The existing landscaping along the rear lot line is to be removed and replaced with a full screen of evergreens. As a condition of approval for the design of the addition, HPC recommended additional landscaping be provided between the building addition and the public right-of-way in order to reduce the visual impact of the addition. This requirement must be reflected on the Final Site Plan.

Mr. Glidden advised that a letter from a qualified traffic engineer was submitted stating that the building addition will generate less than 25 additional peak hour, A.M. and P.M., trips per day and less than 250 average daily trips per day. Therefore, a Traffic Impact Analysis (TIA) is not required.

David G. Taylor (163 Spruce Woods Court, Abingdon, MD), the engineer for the project, is present for questions from the Planning Commission.

Mr. Schlehr inquired about the type of glass that will be used in the development project. Mr. Taylor advised that the applicant will accommodate the recommendations that were made by the architectural review by Mr. Edmeades.

Mr. Powell inquired about plans for trash disposal. Mr. Taylor advised that no dumpster is proposed as no large volume of trash is anticipated at the site.

Mr. Powell moved and Mr. Coates seconded the motion to approve the preliminary Site Plan subject to the recommendation made in the Staff Report.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr and Ms. Kissinger-Kelly

Nays: none

The motion carried.

Mr. Schlehr moved and Mr. Raub seconded the motion to approve the Landscape Plan subject to the recommendations made in the Staff Report.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr and Ms. Kissinger-Kelly

Nays: none

The motion carried.

04P-22-02-SP: Harford County Public Schools: Review application for approval of a Site Plan review for a 108,017 sf replacement school building and reconfigured ballfields

Mr. Glidden advised that the applicant is Harford County Public Schools (HCPS), and the location of the project is 900 S. Main Street/99 Idlewild Street. The development site consists of 61 acres, including Lot #1 of the Subdivision Plat – Board of Education of Harford County and Parcel 0132 on Tax Map 0049. The development site contains four (4) principal existing buildings: the Wakefield Elementary School building, the former Kindergarten building associated with Wakefield Elementary, the Homestead Elementary School building and the Bel Air Middle School building. There are several accessory buildings associated with Bel Air Middle School. The principal Bel Air Middle School building appears to have a footprint of approximately 156,500 sf. The existing one-story buildings associated with the Homestead-Wakefield Elementary School total 113,332 sf. The single proposed two-story replacement building will contain a total floor area of 108,017 sf.

Mr. Glidden advised that the applicant is requesting a Site Plan approval for the redevelopment of the site by demolishing the three (3) elementary school buildings and constructing a single two-story elementary school building along with the relocation of the two (2) ballfields currently on the southern portion of the site. The applicant also is requesting approval of a Landscape Plan associated with the redevelopment of the elementary school site.

Mr. Glidden advised that the property is zoned R-3 (High Density Residential), and the existing land use is Institutional: Educational. Within the Town, the adjoining property to the northwest is Bel Air High School, zoned R-3. To the northeast, the properties are zoned B-1, R-O and R-2 with a variety of residential and commercial uses. To the southwest, the properties are zoned B-3 and R-3, including an assisted-living residence community (Parkview at Bel Air), a rental townhome development (Wakefield Manor), and a Harford County Government-owned and -operated activity center (McFaul Activity Center). The southeast boundary of the site is the Town municipal boundary limit. Therefore, the zoning to the southeast of the site is established by Harford County. The adjoining single-family detached home neighborhood (Wakefield Meadows) is zoned R-2 (Medium Density Residential).

Regarding the Comprehensive Plan, Section 165-118.A. states “General requirements. General requirements for site and subdivision plans include: (1) The site plan and/or subdivision plat shall conform to the currently adopted Town of Bel Air Comprehensive Plan...” Section 265 Adequate Public Facilities, subsection 265-3 Necessary Improvements, establishes the requirements for “any applicant changing a use constructing or expanding residential, commercial, institutional or industrial properties or buildings shall be responsible for the cost of providing necessary improvements for water, sewerage, drainage facilities and transportation improvements, other improvements, including land and easements, located off site of the development but necessitated by the development. The analysis shall be reviewed and approved using the Harford County Water and Sewer Master Plan, Harford County Water and Sewer Design Guidelines, Bel Air Development Regulations, Community Facilities Element of the currently adopted Comprehensive Plan and Capital Improvement Program (CIP) as a basis for review of proposed improvements.”

The 2022 Bel Air Land Use Plan shows the development site is designated High Density Residential. The 2022 Bel Air Transportation-Vehicle & Transit Plan requires the extension of a public road from W. MacPhail Road where it intersects with S. Atwood Road across this project

site to connect with E. MacPhail Road at its intersection with MD Route 924. The 2022 Bel Air Transportation-Bicycle & Pedestrian Plan requires the extension of a publicly accessible bike route and pedestrian connection from W. MacPhail Road where it intersects with S. Atwood Road across this project site to connect with E. MacPhail Road at its intersection with MD Route 924. The 2016 HarfordNEXT Comprehensive Plan for Harford County anticipates, through an update to the 2013 Bicycle and Pedestrian Master Plan, a shared use pathway connecting through both the project site and the McFaul Activity Center property from E. MacPhail Road to W. MacPhail Road. The 2013 Bicycle and Pedestrian Master Plan includes a recommendation for a study for a potential bicycle/pedestrian path through the school campus.

Mr. Glidden advised that the Wakefield-Elementary School primary building was built in 1958. The addition of the Kindergarten building was constructed in 1967. An addition for a media room was constructed in 1996. The building currently used as Bel Air Middle School was built in 1966 with expansions in 1967, 1968, 1995 and 2011. The Homestead Elementary School building appears to have been constructed and opened in 1966. A Special Exception was granted by the Board of Appeals for 3,400 sf expansion of the Homestead building for a media center, which was constructed in 1997. Permits for three (3) temporary educational buildings made up of connected portable classroom buildings were issued March 22, 2022 as part of this project.

Mr. Glidden advised that water is provided by Maryland American Water Company. Sewerage is connected to the Town of Bel Air sewer system.

Mr. Glidden advised that the site is currently accessible for vehicles via Idlewild Street and a private driveway, Hunsinger Way. The Comprehensive Plan – Road Classification Map classifies S. Main Street as a Principal Urban Arterial and Idlewild Street as a Local Street. Hunsinger Way is neither a public or private road and remains unclassified.

Mr. Glidden advised that a Traffic Impact Analysis (TIA) is required for this project. The initial submission was received on December 29, 2021. After thorough review, a comment letter dated January 25, 2022 on the initial submission was sent to the applicant. A revised study was received on March 3, 2022. This study report is still under review by the Town of Bel Air, Harford County and MD State Highway Administration (SHA). Required modifications to the site access at S. Main Street / E. MacPhail Road intersection will require SHA permits. Students arrive at the elementary and middle school sites by school bus, private vehicles, bicycles and walking. Faculty and staff arrive by private vehicles, bicycles and walking.

Mr. Glidden advised that the site has been developed for over 60 years. The site is generally sloping down from the S. Main Street boundary toward a broad swale just south of the Bel Air Middle School building. There are moderate slopes, less than 15 percent nontidal wetlands, a piped stream channel, specimen trees and existing forest on the site. A piped stream channel is at the center of the swale. The pipe discharges on the site in an area identified as jurisdictional nontidal wetlands. This unnamed tributary to Plumtree Run then leaves the site and crosses the adjacent Wakefield Manor property as a daylighted stream. Current Town of Bel Air policy is to daylight piped streams if possible. A joint permit from US Army Corps of Engineers / Maryland Department of Environment for disturbance to nontidal wetlands will be necessary to impact the nontidal wetland area and associated buffers. There is jurisdictional forest on the site. A Forest Conservation Plan was submitted along with the Site Plan application and is currently under review. In accordance with Section 216-13.D and Section 216-21, an administrative variance is required for removal of any of the 74 specimen trees as by Code each specimen tree is a priority for retention. The 2022 Bel Air Sensitive Area Plan identifies tree cover on the site in significant volume enough to function as a forest. The plan also identifies the partially buried tributary that crosses the site near to the existing Bel Air Middle School as an opportunity to daylight this tributary in order to improve water quality in Plumtree Run and to reduce the chance of backwater flooding on the upstream end of the pipe. The Concept Stormwater Management (SWM) Plan was submitted and received approval. The Site Development SWM Plan is under review.

Mr. Glidden advised that the plan has proposed site lighting, which must be directed down and away from residential properties proximate to the development site. The applicant has submitted a landscape plan for the development site. A public art amenity is required, which will require approval by the Cultural Arts Commission.

Mr. Glidden advised that the performance standard that all outdoor play areas be located at least 25 ft from any adjoining lot has not been satisfied with regard to the proposed Kindergarten playground.

Mr. Glidden advised that architectural elevation renderings in color of all sides of the proposed building is required for reviewed per Section 165-118.A(6). The applicant submitted elevations for review by the Town's architectural consultant.

Mr. Glidden advised that relocation and reconstruction of the ballfields are required due to the relocation and consolidation of the existing buildings into a one-story building.

Mr. Glidden advised that street trees are required along the 85 linear ft of S. Main Street frontage. Buffering from the adjoining single-family detached home lots around the site requires 1,585 linear ft of 25 ft deep buffer-yard. With 247 proposed parking spaces, the Parking Lot Interior Tree requirement is 25 major deciduous trees. Section 165-59.B(2) requires the landscape area shall equal or exceed 8 percent of the interior area of a parking lot.

Mr. Glidden advised that the northeast face of the proposed building appears to be the service area. Included in this area is the dumpster area, which will have three (3) dumpsters.

Mr. Glidden advised that a TIA was submitted in December 2021 and March 2022. The results state that none of the studied intersections require any improvements and none of the approaches to these intersections require any improvements, but the Town's observations do not support those positions as significant queuing of cars and buses has been noted during arrival and departure times. An additional exit lane of traffic at eastbound Hunsinger Way would allow for more efficient flow of traffic. Utilizing a temporary drive for construction traffic through McFaul Activity Center to W. MacPhail would allow for a dedicated construction entrance. This same driveway could be converted to a public road connection as part of the required public crossroad.

Mr. Glidden advised that the Comprehensive Plan requires a public road extension of W. MacPhail Road to replace the 280 linear ft of private drive. Widening of the paving along with striping to allow for a designated left turn lane from the through/right turn traffic lane is recommended to improve safety and allow for more queuing along the strip leading from the campus to the public road intersection. Addition of a sidewalk along the southern side of the road extension also will improve pedestrian access to pedestrians traveling along S. Main Steet from communities to the south, east and north. When a connection road is incorporated into the renovated campus, significant improvement in travel time for any health emergency at the school would benefit students, faculty, staff and anyone using the recreational fields and gymnasium. The traffic study does not address that the two (2) schools would have only two (2) points of egress during an emergency situation.

John Boling (8 Plateau Road, Baltimore, MD) the Town's traffic consultant, advised that several issues from the TIA need to be addressed. He advised that the connection of E. and W. MacPhail Roads would help the Town's internal circulation. Safe Routes to School, which

requires connections for children to walk to school, was not addressed as HCPS did not feel those connections were needed since many students ride buses to the school. A connection from the west side of the campus to Atwood Road would allow students from the west side to get to the campus and would allow access for emergency vehicles.

Mr. Glidden advised that the Preliminary Site Plan, Preliminary Landscape Plan and Preliminary Forest Conservation Plan were submitted on March 10, 2022. Detailed comments are provided in the appendix to the Staff Report.

Mr. Glidden advised that a Subdivision Plan is not proposed with this application. However, as part of the public road connection, a subdivision of Parcel 132-TM49 would be required to create the public right-of-way.

Missy Valentino (102 S. Hickory Avenue), facilities planner at HCPS, advised that in 2007 an initial scope study was begun for this project, and it found that the school buildings were in diminished conditions. There were safety and security concerns, inadequate spaces for educational needs and a 40' elevation separating the Wakefield building from the Homestead building, which makes management of the buildings much more difficult. Due to funding constraints the project was deferred.

Ms. Valentino advised that a revised scope study was completed in 2019-2020. Recommendations approved by the Board of Education were to replace buildings with a single 1,100 capacity building on the site of the current Wakefield building with the expectation that the future John Archer facility would be located on the Homestead site. This is now a top priority for HCPS and the community it serves. This is an \$82.5 million project to replace the over-capacity three-building elementary school.

Ms. Valentino advised that the construction documents were submitted and approved by the State on 3/23/22, and the bid opening is scheduled for 4/21/22. This project is on schedule for school opening for the 2024-2025 school year. The current review and approval timelines are critical to keep the project on schedule and on budget.

Ms. Valentino advised that HCPS has participated in multiple meetings with the Town to discuss the potential connector road across the campus. Ms. Valentino advised that Mr. Brown has met with Mr. Bane and the two have committed to work together to complete a regional study to determine the needs for the road. The study will include a Town-led stakeholder group

to evaluate all the needs of the stakeholders and to determine how to address the concerns and provide the best outcome for all the communities that HCPS serves.

Ms. Valentino advised that the first step for HCPS property transfer, required by the State, is for the superintendent of HCPS to determine that HCPS no longer needs the property for school use. The information is then presented to the Board of Education to determine if the property is in excess. Next, a submission would be made to the State for a transfer of property to the MD IAC, and if approved, the property would be turned over to the Harford County Government. The Town would then work with Harford County to determine the next steps to obtain the road. Ms. Valentino advised that Havre de Grace Middle and High School initiated a property transfer over a year ago that is still under IAC review.

Ms. Valentino advised that HCPS is committed to working with the Town to come to a resolution, and HCPS is very excited to provide the community with a much-needed new school facility.

Peter Soprano (322 Esther Drive, Forest Hill, MD) stated that HCPS stands by the TIA for this development. There are several issues on the site that will be addressed at the stakeholders meetings. HCPS wants to continue that discussion and looks forward to working out the details of the connector road.

Mr. Soprano reviewed the Site Plan. The two (2) properties in red are bifurcated by existing easements owned by BGE and Harford County Water & Sewer. The BGE easement contains approximately 10 utility poles that could be impacted by a connector road. There is a 16" water main that is a main distribution line for the County, and Harford County Water & Sewer wants to avoid disruption or relocation of that line at all costs. The existing bioretention facility is just north of that property line, and a joint permit from MDE and the Army Corp. of Engineers will be required to disturb and retrofit that area as HCPS plans to do. On 8/31/21 the design team and HCPS met with MDE and the Army Corp. of Engineers on site and confirmed that this area and the downstream channel of the existing bioretention area did not require any renovation.

Mr. Soprano advised that existing wetlands are on the site as well as a tributary. They did look at expanding the existing stream because of the depth of the storm drain line and the adjacency of an existing sanitary line and the outfalls required for the development; and it is not possible to daylight that storm drain any sooner in the existing conditions.

Mr. Soprano advised that the proposed development combines three (3) existing buildings into one safe and secure building. The proposed footprint is 180,000 sf with floor area of 141,000 sf.

Mr. Soprano advised that there is a separate bus drop-off loop and separate parent drop-off loop on the other side of the Wakefield building. There are proposed and existing sport courts to remain on the lower field of the site.

Mr. Soprano advised that there is a substantial grade change between the sites. There is 40' of elevation change between them, and this creates significant hardship for providing a connector road as shown in the Comprehensive Plan.

Mr. Soprano advised that there are approximately 18 SWM facilities, and one is an underground retention chamber located in the parking lot adjacent to the new fields.

Mr. Soprano advised that there will be ADA accessibility, provided by ADA ramps, between the upper portion and lower portion of the site.

Mr. Soprano advised that two (2) regulation-size fields will be installed. Much landscaping will be installed in this project. Residential buffers are required on the site's south edge and west edge. There will be the proper amount of tree islands and plantings according to the Code. There will be an 8' wide park trail around the entire campus.

Mr. Soprano advised that the service yard area will have a motorized sliding gate that will be chain link with privacy slats for the required opaque view. There will be two (2) parking spaces and a generator, a clearance area and three (3) dumpsters. There will be two (2) loading docks that are 3' in height.

Mr. Soprano advised that there will be an emergency egress gate installed with an internal emergency push bar. Access to the gate will be provided by a key card accessible only to HCPS facilities management and staff.

Mr. Soprano advised that the new playground will be moved to be at least 25' away from residential properties and 25' from the adjacent commercial property. The playground will provide noise buffers with a 4-5' retaining wall fence and plantings.

Mr. Soprano advised that Phase 1 of construction is occurring now with the intent to provide three (3) temporary classroom buildings and get Wakefield prepped for demolition.

Mr. Soprano advised that Phase 2A consists of full demolition of the Wakefield building and construction of the replacement school.

Mr. Soprano advised that Phase 2B depicts the full project complete with the U&O granted and the fields, parking lot and remaining SWM facilities under construction.

Mr. Soprano addressed some of Mr. Edmeades comments by noting that the setbacks were met. One of the specific provisions of the Code did not meet the setback; however, they believe that to be specific to single-family dwellings, which does not apply to this site. HCPS will work with the Town to address Mr. Edmeades comments.

Mark Banta (10221 Wincopin Circle, #210, Columbia, MD) of Banta Campbell Architects, Inc., advised that he just read Mr. Edmeades comments on Tuesday morning and addressed some of those concerns. He advised that ideally he would like to have a smaller footprint, but there is nothing that should be on the second floor other than the 3rd, 4th and 5th grade classrooms. Mr. Banta advised the site is very narrow, and there is no way to expand with the BGE and sewer easements.

Mr. Banta advised that bus and parent drop-off are ideally located because access to the school is from Route 924.

Mr. Banta advised that noise complaints are from the surface area, which was placed to the north away from the residential area, and the bus loop is to the north and west. There is a buffer of playground between the bus loop and residential area. The proposed building is 8' closer to the parking area than the current building.

Mr. Banta advised that Harford County has required that all mechanical systems on the roof are under a penthouse. The color of the material will be lighter and more sky-like, but the rendering makes it look black, which is not what is intended.

Mr. Banta advised that there is a lot of movement through the building with tall entries, sloped rooves and clear glass entries and several recessed areas. He noted that the new building will be very welcoming to the students. The brick was chosen to be the same or very similar to the bricks at BAHS. Accent bricks will lighten the load as they go higher. The windows are 6' tall and 8' wide and 3' above the floors. The color of the administration area is lightened with stone-like material in off-white to make it more welcoming as students are dropped off.

Mr. Coates inquired if the security will be similar to BAHS. Mr. Banta stated that it is similar with visitors coming to the main entrance, being stopped, proceeding to administration and then, if allowed, proceeding to the hallways.

Chris Cook (107 Wagner Way, Forest Hill, MD), principal at Bel Air Middle School (BAMS), advised that BAMS is the off-site evacuation center should students need to leave campus.

Cornell Brown (1906 Kenway Road, Towson, MD), assistant superintendent of operations at HCPS, stated that he is actively in communication with the Town and that the superintendent of HCPS is committed to working with the Town to ensure they work as collaborative stakeholders to evaluate and mitigate concerns. He and Jesse Bane have agreed to co-chair a stakeholders group consisting of Town representatives, Board of Education representatives, police, hospital representatives and EMS to come up with the best solution for the campus.

Mr. Raub commented that it is way past time for a new school, but it is a longstanding goal of the Town to connect East and West MacPhail Roads. It is important that this approval will ensure that this road will exist, and it will be followed up by a Subdivision Plan to complete the road. Mr. Raub questioned what the schools would do if there was an active shooter or medical emergency. He advised that this is an opportunity to improve the flow of traffic in Bel Air.

Mr. Brown advised that McFaul Center is a stakeholder that will come to the table, and they will discuss how to manage the project on the site with a driveway. Mr. Raub advised that the Planning Commission's role tonight is to embrace a road connection and put that as a condition of approval.

Mr. Schlehr addressed Mr. Banta about Mr. Edmeades comments and concerns about the setback and the articulation of the façade. Mr. Banta advised that his client is HCPS and that many design elements cannot be shown in the Site Plan. It is going to be difficult to add more glass to the building with the budget. Mr. Banta advised that he can change brick and colors, but he can't change doors and openings.

Miss Valentino advised that this is one of the largest schools in the County, and there is no other suitable property for this size school in the area. This adds to the restrictions they have on the site.

Mr. Coates stated that he is assuming a footprint doesn't work where Homestead was and inquired if John Archer is moving to this campus. Ms. Valentino advised that John Archer was going to be on campus, but that was before the Board of Education voted to move John Archer to

the Schucks Road location. She advised BAMS was added to the long-range capital plan to undergo some type of project. If BAMS will be replaced, they will need to have a place to put students while construction is underway.

Mr. Coates advised that he is not sure about making the East and West MacPhail Road connection because the road would run right alongside the school with the way the Site Plan is set up. Ms. Valentino advised that the road has to be looked at from an overall campus perspective, and there are ways to address the location of the road.

Ms. Kissinger-Kelly noted that the look of the school building is very institutional and inquired if the building could be designed to look similar to Youth's Benefit in Fallston.

Chris Morton (22 Colonial Road), facilities supervisor at HCPS, advised that Homestead-Wakefield and Youth's Benefit are on very different sites, and Youth's Benefit was one of the most challenging schools to build. Mr. Morton addressed Mr. Coates's question by noting that a scope study found the best place for the new building is on high ground.

Principal Cook advised that he walked the neighborhoods around the campus and spoke with residents. He advised that he has not received any complaints from residents during the current construction activity.

Mr. Schlehr advised that there is no left turn signal at Hunsinger, so cars behind a vehicle turning left will have to wait. He advised that it is not true that students are only walking from neighborhoods to the east and west. He sees parents and children coming across Route 924, which is a very dangerous intersection. Mr. Schlehr advised that the Planning Commission put a sidewalk on East MacPhail as a condition of approval for NVS Salon and Spa, but the sidewalk was never constructed. He noted that buses are prohibited from coming out at Idlewild and making a left turn. Mr. Schlehr stated that the Board of Education needs to come up with a plan to get buses with middle and elementary school children out of the campus during construction. Mr. Brown advised that HCPS is working with the transportation and the construction team to work out schedules.

Mr. Powell inquired if Hunsinger is staying the same. Mr. Brown advised that HCPS is committed to working with the Town and SHA to find a solution for that intersection. Mr. Schlehr advised that this is not sufficient to approve this plan tonight.

Mr. Powell noted that SHA controls the traffic signal but not Hunsinger. Mr. Glidden advised that Hunsinger is abutting a State road, so SHA would control the size, location and

design of that entrance. Mr. Powell noted that Hunsinger is one way in and one way out, and that will not work. Mr. Glidden advised that it is the Town staff's position that Hunsinger needs to be improved as part of this project.

Mr. Morton advised that HCPS is committed to working with the Town, but he advised that the Town's decision will impact the schedule and the budget of the school project.

Mr. Powell noted that there is nothing in the Site Plan to address the road connection; it ignored the Comprehensive Plan.

Mr. Brown advised that until March, he was unaware of the desire for a road connection. When he learned of it, he reached out to Kevin Small; he reiterated that he is committed to figure out how to resolve the issues.

Mr. Raub advised that having a condition for a road connection does not delay the project; it just states that a public road will be a part of this project.

Mr. Brown advised that an egress road with a bar like the one at Red Pump Elementary could be a solution. Mr. Powell advised that this does not only concern emergency access, but it is about creating a road to alleviate traffic congestion in Bel Air.

Fran Johnson (124 Archer Street) stated that she is a concerned citizen and chair of the Bel Air Advisory Board of Citizens. She stated that the Planning Commission should table their decision until the stakeholders have discussed the connector road and come to a resolution. As a citizen and chair of that committee, Ms. Johnson agrees that a connection is needed.

Donna Dickey (30 Tolchester Lane), VP of the Kenwood Square Condominium Association, advised that her property backs up to the Board of Education property, and it is a concern that Idlewild Street and a private drive are the only access to campus. She advised that a connection will make it much easier for children at three (3) big schools to get to the hospital and much easier for the general public to get to the hospital as well. Ms. Dickey stated that the Ring Factory intersection is notorious for accidents, but the intersection at MacPhail and Route 24 is perfect and would create walkability and accessibility through the entire Town. Pass-through traffic in downtown will be alleviated with a full-access road through the campus.

Todd Boyle (619 S. Shamrock Road and 115 E. Churchville Road) agreed that a sidewalk is needed next to NVS Salon and Spa. He stated that his children attend Homestead-Wakefield, and a path behind BAMS would be a walkable connector from the campus area to Route 1. Mr.

Boyle noted that there are four (4) other ballfields at BAMS and BAHS. He suggested making one of the new fields something other than a ballfield.

Charles Moore (2313 Walnut Spring Court, White Hall, MD), Chief of Police, noted that the road connection would help relieve traffic for Baltimore Pike. It would create more direct access to UCMC for Bel Air south neighborhoods, Bel Air Health & Rehab, Wakefield Meadows, Bradford Village and Homestead. He advised that resources can get to the schools easier in the event of a crisis, and the connection would relieve congestion for school traffic and buses.

Mr. Schlehr read the motion that conditioned approval of NVS Salon & Spa on the construction of a sidewalk on East MachPhail.

Trish Heidenreich (37 N. Main Street), director of Economic Development, stated that this project has the potential to change the Town. She advised that it is critical to incorporate the road connection to continue to make the Town vibrant, successful and sustainable. Ms. Heidenreich stated that the Board of Education needs to say that it will create this road connection. She advised that her department looks at economic vitality, quality of life, sustainability, economic impact and long- and short-term curves of what a project can do to a town. Ms. Heidenreich noted that there are 19,502 towns like Bel Air. There is competition, and it's important to connect the road if the Town want to stay vital.

Mr. Small advised that the sidewalk was not created when NVS Salon went it because the sidewalk would have been in the County right-of-way. The County considered that the road had a steep slope, and the sidewalk would be too expensive to build.

Mr. Small advised that there is more than enough time to work through these issues while the school is being built over the next two (2) years. He advised that the staff's position is that the road should be built, and the Final Plan would need to have an alignment on that plan to allow the building to receive a U&O. Mr. Small advised that the Code requires that the Planning Commission must enforce the Comprehensive Plan.

Mr. Keenan advised that the Planning Commission has a legal obligation to enforce the Comprehensive Plan.

Mr. Raub moved and Mr. Coates seconded the motion that the request by Harford County Public Schools for Site Plan approval for 900 S. Main Street & 99 Idlewild Road be approved conditionally and is subject to:

1. Prior to signature on the Final Plans, submission of a Final Site Plan for signature incorporating comments from this Staff Report, and comments from:
 - a. USDA Harford County Soil Conservation District.
 - b. MD State Highway Administration, pending.
 - c. Harford County Health Department.
 - d. Harford County Fire Department.
 - e. Town architectural consultant (and as further revised).
 - f. Town traffic consultant (and as further revised).
 - g. Pending comments from Harford County and MD-SHA on the traffic impact study.
 - h. Bel Air Public Works memo dated March 21, 2022.
 - i. Bel Air Dept. Planning & Community Development:
 1. See appendix to Staff Report for comments on the Site Plan, comments on the Landscape Plan comments and comments on the Forest Conservation Plan.
 2. Address the performance standard requirements for playground separation from adjoining lot.
 - j. Signature on the Final Plan by the HCPS Superintendent of Schools obligating that a public road right-of-way for a connecting road across the site from MD Route 924 to the western site boundary line in such a place that will allow extension to West MacPhail Road will be designed and offered for dedication to the Town of Bel Air before Use & Occupancy of the proposed elementary school building. The proposed 50-foot-wide public right-of-way will include a roundabout as part of the HCPS proposed improvements.
 - k. The applicant will present the revised Final Site Plan to the Planning Commission at a scheduled Planning Commission meeting for their review prior to the Chair signing the Final Site Plan.

Ayes: Mr. Coates, Mr. Raub and Mr. Schlehr

Nays: Mr. Powell and Ms. Kissinger-Kelly

The motion carried.

Mr. Raub moved and Mr. Coates seconded the motion that the request by Harford County Public Schools for Landscape Plan approval for 900 S. Main Street & 99 Idlewild Road be approved conditionally and is subject to:

1. Prior to Building Permit application for the permanent buildings, submission of a Final Site Plan for signature incorporating comments from this Staff Report, and comments from:
 - a. Address all the Landscape Plan comments listed in the appendix to the Staff Report for Case No. 04P-22-02-SP/LP.
2. Prior to issuance of a Grading Permit, submission of a Forest Conservation Plan depicting the proposed connecting road across the site.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr, and Ms. Kissinger-Kelly

Nays: Mr. Powell

The motion carried.

Review 2022 Comprehensive Rezoning applications for recommendations to the Town Board of Commissioners

Mr. Small advised that the Town Board has passed the Comprehensive Plan, and the next step is Comprehensive Rezoning. The Town has received 13 applications for rezoning.

603 North Hickory Avenue

603 North Hickory Avenue is owned by 603 North Hickory Avenue LLC. The requested action is changing R-2 Medium Density Residential (with Transition Overlay) to R-O Residential Office.

Mr. Small advised that the proposed rezoning to R-O District will encourage reuse and redevelopment of the area without the special exception restrictions currently imposed by the Transition Overlay District. The staff recommends rezoning from R-2 to R-O.

Mr. Raub moved, and Mr. Coates seconded the motion to recommend approval of rezoning 603 North Hickory Avenue from R-2 Medium Density Residential (with Transition Overlay) to R-O Residential Office.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr and Ms. Kissinger-Kelly

Nays: none

The motion carried.

615 North Hickory Avenue

615 North Hickory Avenue is owned by David E. Carey and Rachel E. Rice. The requested action is changing R-2 Medium Density Residential (with Transition Overlay) to R-O Residential Office.

Mr. Small advised that the proposed rezoning to R-O District will encourage reuse and redevelopment of the area without the special exception restrictions currently imposed by the Transition Overlay District. The staff recommends rezoning from R-2 to R-O.

Mr. Raub moved, and Mr. Coates seconded the motion to recommend approval of rezoning 615 N. Hickory Avenue from R-2 Medium Density Residential (with Transition Overlay) to R-O Residential Office.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr and Ms. Kissinger-Kelly

Nays: none

The motion carried.

30 E. Gordon Street, 38 E. Gordon Street, 44 E. Gordon Street

30 E. Gordon Street, 38 E. Gordon Street and 44 E. Gordon Street are owned by Colgate Investments. The requested action is changing B-2A Central Business Gateway to B-3A General Business Gateway.

Mr. Small advised that the proposed rezoning of these three (3) properties to B-3A District will encourage development and expansion of retail and service uses. The staff recommends rezoning of 30 E. Gordon Street, 38 E. Gordon Street and 44 E. Gordon Street from B-2A Central Business Gateway to B-3A General Business Gateway District.

Mr. Raub moved, and Mr. Coates seconded the motion to recommend approval of rezoning 30 E. Gordon Street from B-2A Central Business Gateway to B-3A General Business Gateway District.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr and Ms. Kissinger-Kelly

Nays: none

The motion carried.

Mr. Raub moved, and Mr. Coates seconded the motion to recommend approval of rezoning 38 E. Gordon Street from B-2A Central Business Gateway to B-3A General Business Gateway District.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr and Ms. Kissinger-Kelly

Nays: none

The motion carried.

Mr. Raub moved, and Mr. Coates seconded the motion to recommend approval of rezoning 44 E. Gordon Street from B-2A Central Business Gateway to B-3A General Business Gateway District.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr and Ms. Kissinger-Kelly

Nays: none

The motion carried.

43 E. Broadway, 45 E. Broadway

43 E. Broadway and 45 E. Broadway are owned by Colgate Investments. The requested action is changing R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway.

Mr. Small advised that the proposed rezoning of both properties to B-3A District will encourage development and expansion of retail and service uses. The staff recommends rezoning of both properties from R-2 to B-3A.

Mr. Raub moved, and Mr. Coates seconded the motion to recommend approval of rezoning of 43 E. Broadway from R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr and Ms. Kissinger-Kelly

Nays: none

The motion carried.

Mr. Raub moved, and Mr. Coates seconded the motion to a recommend approval of rezoning of 45 E. Broadway from R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr and Ms. Kissinger-Kelly

Nays: none

The motion carried.

53 E. Broadway, 57 E. Broadway

53 E. Broadway and 57 E. Broadway are owned by Colgate Investments. The requested action is changing R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway.

Mr. Small advised that the rezoning of these properties to B-3A will encourage development and expansion of retail and service uses in a section of the neighborhood where the

uses contain and connect with residential. The staff does not recommend rezoning these properties from R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway District.

Joseph Snee (112 S. Main Street) stated that he respectfully disagrees with staff analysis for 53 E. Broadway and 57 E. Broadway. Mr. Snee stated that he practiced law at 205 E. Broadway for years and has watched the neighborhood transition from single-family homes to business uses. He stated that he has inventoried them, and offices and institutional uses represent 60 percent of land uses between Main Street and Hickory along Broadway. Mr. Snee stated that transition has occurred on both the northbound and southbound sides contrary to Town staff's analysis. He stated that an arterial State road is well suited for a commercial and mixed use development. Mr. Snee stated that the staff analysis ignores the Town's Comprehensive Plan, which the Planning Commission is duty-bound to follow. Mr. Snee stated that there is only one opportunity every 10 years for rezoning, and the Commission should be forward-looking. He advised that the Town only has one (1) annexation opportunity left, so the Town has to go vertical. Mr. Snee requested that the Town consider these properties for infill development and asked for rezoning from R-2 to B-3A.

Stephen Klein (3501 Dillon Street, Baltimore, MD) stated that his family has been working on renovating the store for the last 18 months: and they deferred to the Comprehensive Rezoning process prior to submitting plans for updating the store, keeping in mind competition coming to Harford Mall and wanting to present a first class experience to the Bel Air community. Mr. Klein stated that they are respectful of the Town's desire to provide good development opportunities in the future and that is what they are here for today.

Marshall Klein (2011 Klein Plaza Drive, Forest Hill, MD) stated that the family is committed to the Town of Bel Air and Harford County, and they have been trying to redevelop their store in Bel Air for quite some time. Mr. Klein stated that the store is antiquated, and the Town residents deserve better. He stated that they want the Town to be forward-looking, and they only have this chance once every ten years. Mr. Klein stated that they are looking at what they can do with the ancillary parcels behind the store and request rezoning to have the flexibility to do something great in Bel Air.

Mr. Schlehr advised that Broadway is probably the oldest street in Bel Air, and it is the most attractive entry into the Town; but most of the buildings are not residences anymore. He advised that the Town would give up a lot of green space with these two (2) properties.

Mr. Powell advised that he sees a distinction between 53 and 57 E. Broadway as 57 is opposite apartments and next to houses. He pointed out that 53 backs up to the Gordon Street properties.

Mr. Coates moved, and Mr. Raub seconded the motion to recommend approval of rezoning 53 E. Broadway from R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr and Ms. Kissinger-Kelly

Nays: none

The motion carried.

Mr. Powell moved, and Mr. Coates seconded the motion to recommend against request to rezone 57 E. Broadway from R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr and Ms. Kissinger-Kelly

Nays: none

The motion carried.

1200 E. Churchville Road

1200 E. Churchville Road is owned by St. Mathew Lutheran Church. The requested action is changing R-2 Medium Density to B-1 Limited Business for future Lot 1-A, 1307 Moores Mill Road.

Mr. Small advised that the additional B-1 zoning will allow the Church to maximize remaining land outside of the floodplain, forest retention and wetlands. It must be kept in mind that the existing sensitive environmental features are priorities for protection in the Comprehensive Plan. Town staff recommends rezoning of this 3.90-acre property from R-2 Medium Density Residential to B-1 Limited Business District.

Mr. Raub moved, and Mr. Coates seconded the motion to recommend approval of rezoning a 3.90 acre portion of 1200 E. Churchville Road from R-2 Medium Density Residential to B-1 Limited Business.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr and Ms. Kissinger-Kelly

Nays: none

The motion carried.

109 E. Churchville Road

109 E. Churchville Road is owned by MDP Ltd Liability Ltd Partnership. The requested action is changing R-O Residential Office to B-2A Central Business Gateway.

Mr. Small advised that the proposed rezoning to B-2A District will encourage development of retail uses which are not common for this area. Staff recommends rezoning of this property from R-O Residential Office to B-2A Central Business Gateway District.

Mr. Raub moved, and Mr. Coates seconded the motion to recommend approval of rezoning 109 E. Churchville Road from R-O Residential Office to B-2A Central Business Gateway.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr and Ms. Kissinger-Kelly

Nays: none

The motion carried.

221 Maitland Street

221 Maitland Street is owned by Phillip Miller & Denise Miller. The requested action is changing R-O Residential Office to B-2A Central Business Gateway.

Mr. Small advised that the proposed rezoning to B-2A District will encourage development of retail uses which are not common for this area. Staff recommends rezoning this property from R-O Residential Office to B-2A Central Business Gateway District.

Mr. Raub moved, and Mr. Coates seconded the motion to recommend approval of rezoning 221 Maitland Street from R-O Residential Office to B-2A Central Business Gateway.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr and Ms. Kissinger-Kelly

Nays: none

The motion carried.

212 Archer Street

212 Archer Street is owned by 212 Archer Street LLC. The requested action is changing R-2 Medium Density Residential (with Transition Overlay) to B3-A General Business Gateway.

Mr. Small advised that the rezoning to B-3A District will encourage development and expansion of retail and service uses along Baltimore Pike. Staff recommends rezoning of this

property from R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business District Gateway.

Mr. Raub moved, and Mr. Coates seconded the motion to recommend approval of rezoning 212 Archer Street from R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway.

Ayes: Mr. Coates, Mr. Powell, Mr. Raub, Mr. Schlehr and Ms. Kissinger-Kelly

Nays: none

The motion carried.

ADJOURNMENT:

The meeting was adjourned at 10:31 p.m.