

MINUTES

BOARD OF TOWN COMMISSIONERS

May 2, 2022

The regular meeting of the Board of Town Commissioners was called to order on Monday, May 2, 2022 at 7:30 p.m. at Town Hall, 39 Hickory Avenue, Bel Air, Maryland.

MEMBERS PRESENT: Kevin M. Bianca, Chair
Mary F. Chance
Paula S. Etting
Erin S. Hughes
Donna L. Kahoe

STAFF PRESENT: L. Jesse Bane, Town Administrator
Rowan Glidden, Planning Department
Trish Heidenreich, Director of Economic Development
Stephen Kline, Director of Public Works
Michael Krantz, Director of Administration
Lisa Moody, Director of Finance
Charles Moore, Chief of Police
Patti Parker, Community & Public Relations Manager
Charles Keenan, Town Counsel
Joan Suitt, Recording Secretary

ABSENT: Kevin Small, Director of Planning

APPROVAL OF AGENDA:

Commissioner Kahoe moved and Commissioner Etting seconded the motion to approve the Agenda as written.

Ayes: Commissioners Chance, Etting, Hughes, Kahoe and Bianca

Nays: None

The motion carried.

APPROVAL OF MINUTES:

Commissioner Kahoe moved and Commissioner Etting seconded the motion that the minutes of the Bel Air Board of Town Commissioners' meetings held on April 2, 2022, April 7, 2022, April 12, 2022 and April 18, 2022 be approved as submitted.

Ayes: Commissioners Chance, Etting, Hughes, Kahoe and Bianca

Nays: None

The motion carried.

PUBLIC HEARINGS:

Ordinance 809-22 Amendment to Zoning District Boundaries

Mr. Glidden, Senior Planner, notified the Land Use Article of the Maryland Annotated Code requires all MD jurisdictions review and update their Comprehensive Plan and to revise zoning classifications to conform to the new Plan. On March 21, 2022, Bel Air adopted a new Comprehensive Plan which outlined goals for desired changes to Land Use and Zoning.

Based on the new Comprehensive Plan, the Planning Commission evaluated zoning requests for 13 properties submitted by property owners. The Planning Commission made recommendations for zoning reclassification after public input at its meeting on April 7, 2022. A Planning Commission report for each property and the associated recommendation is provided as Exhibit A to the Ordinance and these reports are summarized below.

Issues #1 and #2

Zoning R-2 (w/TO)

R-2 Medium Density Residential (with Transition Overlay) is a residential district with limited opportunities for commercial use. Professional office and personal service uses are permitted and may be developed within existing residential structures. There are restrictions to architecture, buffering, parking, exterior lighting, sign size, and operation of the use. All commercial uses are required to obtain Special Exception approval from the Board of Appeals.

Zoning R-O

R-O Residential Office is a mixed-use district and targeted for areas that may no longer be attractive for residential due to high traffic or other factors. It is considered one step more intensive than Residential with Transition Overlay. This district allows Business/Medical Services and Personal/Professional Services as permitted by right. Many more uses can be approved through Special Exception or Special Development review which has specific performance standards associated with the use. Setbacks, lighting, signage, parking, building height, and use of the property are more relaxed than the transition overlay but more restrictive than a business district.

Issue #1, 603 N Hickory Avenue

Rezone property from R-2 Medium Density Residential (w/Transition Overlay) to R-0 Residential Office

Subject property is located at the corner of Crocker Street and Hickory Avenue with access obtained from Crocker. It is 0.69 acres with an existing professional office use occupying a historically inventoried residential dwelling. Properties to the north across McCormick Lane (private) were rezoned in 2016 to R-0. Properties across Hickory are also zoned R-0. There is a mix of uses along Hickory Avenue with single-family, multi-family residential and office occupying most properties. Hickory is a state road (US Business Route 1) and is classified as an urban arterial in this area with high traffic volumes.

Planning Commission recommends approval of the request.

Issue #2, 615 N Hickory Avenue

Rezone property from R-2 Medium Density Residential (w/Transition Overlay) to R-0 Residential Office

Subject property is located at the corner of McCormick Lane (private) and Hickory Avenue with access obtained from N. Hickory. It is 0.38 acres with an existing single-family residential use occupying the original dwelling. This property is designated as historic by the Town and requires HPC review prior to any major alteration. Properties to the north across McCormick Lane were rezoned in 2016 to R-0. Properties across Hickory are also zoned R-0. There is a mix of uses along N. Hickory Avenue including single-family, multi-family residential and professional office. Hickory is a state road (US Business Route 1) and is classified as a high traffic urban arterial in this area.

Planning Commission recommends approval of the request.

Issues #3, #4 & #5

Zoning B-2A

Central Business Gateway is designed to be a transition into the downtown area by allowing infill and redevelopment. It encourages the efficient use of land, compact development, pedestrian connections, and reduced scale of architecture. Most residential, institutional, retail and service uses are permitted with selected more intense uses requiring Special Development or Special Exception review. B-2A utilizes form-based zoning which requires review of any proposed development to lean heavily on the design of the site and design of the architecture. A separate layer of review is

required for most proposals in this district to assess the design and make sure it fits into the neighborhood.

Zoning B-3A

The General Business Gateway district is slightly more intensive and focused on a different neighborhood context. It is applied as a transition from highway-oriented development to more urban uses. Larger mixed-use development which emphasizes access, streetscape, and site design is considered a priority. B-3A utilizes form-based zoning with the same guidelines as the B-2A district for site and architectural design. Permitted uses generally mirror the B-2A District with a few notable exceptions such as car wash, kennel, tattoo/body piercing, and car sales which can be approved through the Special Exception or Special Development process.

Issue #3, 30 E Gordon Street

Rezone property from B-2A Central Business Gateway to B-3A General Business Gateway

Subject property is 0.21 acres and located along East Gordon Street near its intersection with N. Main Street. There is no structure, and the current use is vehicle parking. This property provides parking for uses occupying 38 and 44 E Gordon along with employee spaces for Klein's ShopRite. The neighborhood is a mix of retail, service, institutional and multi-family/townhouse uses from Main Street to Franklin Street, however, the dominant existing use is commercial. East Gordon Street is classified as a commercial collector and carries moderate traffic volumes.

Planning Commission recommends approval of the request.

Issue #4, 38 E Gordon Street

Rezone property from B-2A Central Business Gateway to B-3A General Business Gateway

Subject property is 0.46 acres and located along East Gordon Street near its intersection with Main Street. The existing structure contains counseling services and shares parking with 44 E Gordon Street. In addition, employees from Klein's ShopRite may also use spaces on this property. The area is a mix of retail, service, institutional and multi-family/townhouse uses from N. Main Street to Franklin Street similar to 30 E. Gordon. Gordon Street is classified as a commercial collector and carries moderate traffic volumes.

Planning Commission recommends approval of the request.

Issue #5, 44 E Gordon Street

Rezone property from B-2A Central Business Gateway to B-3A General Business Gateway

Subject property is 0.16 acres and located along East Gordon Street about mid-block between N. Main Street and Franklin Street. The existing structure is occupied by counseling services who utilize the parking on the adjacent two lots along with 38 E Gordon. The parking lot may also provide employee spaces for Klein's ShopRite. The neighborhood is a mix of office, service, institutional and residential uses. This area is the beginning of a transition to less intense uses located east and closer to Hickory Avenue. Gordon Street is classified as a commercial collector and carries moderate traffic volumes.

Planning Commission recommends approval of the request.

Issues #6, #7, #8 & #9

Zoning R-2 (w/TO)

R-2 Medium Density Residential (with Transition Overlay) is a residential district allowing limited opportunities for commercial use. Professional office and personal service uses may be developed within existing residential structures. There are restrictions to architecture, buffering, parking, exterior lighting, sign size, and operation of the use. All commercial uses under this overlay are required to obtain Special Exception approval from the Board of Appeals.

Zoning B-3A

The General Business Gateway district is more intensive and focused on a commercial neighborhood context. It is applied as a transition from highway-oriented development to more urban uses. Larger mixed-use development which emphasizes access, streetscape, and site design is considered a priority. Uses mirror the B-2A District and those permitted by right include most retail, business services, restaurants, convenience store, general merchandise, pharmacy, and medical lab. Uses which may be allowed through Special Exception or Special Development include a shopping center, liquor store, commercial parking, and fitness center. B-3A zoning also allows for a 55-foot height limit as opposed to 30-foot in the R-2 district.

Issue #6, 43 E Broadway

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

Subject property is a residential 0.22-acre lot located immediately adjacent to Klein's ShopRite; a Grocery Store located at 223 N Main Street. Representatives from ShopRite have indicated they would desire to utilize this property to expand the existing grocery store and address current loading/unloading challenges which disrupt Broadway. Broadway is a state road which is classified as a principal urban arterial in the Town. It is considered high traffic and carries vehicles between N. Main and N. Hickory. The neighborhood consists of retail, institutional, residential and office uses. The dominate use is commercial associated with Main Street. Broadway was recently improved with upgrades to curbs, storm drain inlets and sidewalks.

Planning Commission recommends approval of the request.

Issue #7, 45 E Broadway

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

Subject property is a 0.44 acre residential lot located near (although not abutting) Klein's ShopRite, a Grocery Store located at 223 N Main Street. ShopRite may utilize this property to expand the existing grocery store at some point in the future. Broadway is a state road which is classified as a principal urban arterial in the Town. It is considered high traffic and carries vehicles between N. Main and N. Hickory. The neighborhood remains closely associated with commercial uses along N. Main Street and consists of retail, institutional, residential and office uses. Broadway was recently improved with upgrades to curbs, storm drain inlets and sidewalks.

Planning Commission recommends approval of the request.

Issue #8, 53 E Broadway

Rezone property from R-2 Medium Density Residential (with Transition Overlay) to B-3A General Business Gateway. Subject property is a 0.58-acre lot used as residential and located farther east along Broadway where the neighborhood is beginning to transition to less intense development associated with Franklin Street. This property would extend approximately the same distance from Main Street as the parcels proposed for B-3A zoning on E. Gordon Street. East Broadway is a state road which is classified as a principal urban arterial in the Town. It is considered high traffic and carries vehicles between Main and Hickory. The neighborhood consists of residential, and professional office along Broadway and Franklin Street with an even mix between the two uses.

Planning Commission recommends approval of the request.

Issue #9, 57 E Broadway

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

Subject property is a 0.55-acre existing professional office use located abutting residential properties which face Franklin Street and adjacent to existing residential across E. Broadway. East Broadway is a state road which is classified as a principal urban arterial in the Town. It is considered high traffic and carries vehicles between N. Main and N. Hickory. The neighborhood consists of residential and office uses which appear more associated with the development related to Franklin Street and N. Hickory Avenue. Intense development of this property will more likely impact the neighborhood due to its size and location.

Planning Commission DOES NOT recommend approval of the request.

Issue #10, 1307 Moore's Mill Road

Rezone property from R-2 Medium Density Residential to B-1 Limited Business

Subject property is undeveloped and located adjacent to the existing St. Matthew Lutheran Church. It is a newly created parcel which encompasses most of the remaining developable land east of Bynum Run and adjacent to the church campus. This parcel also includes areas encumbered by wetlands, wetland buffers, floodplain and forest retention which have severe limitations to development. Moore's Mill Road is a county road which serves as a collector between MD Route 22 (Churchville Road) and US Business Route 1. The neighborhood consists of residential to the west, south and north including single-family and townhomes plus commercial to the east associated with the development around the intersection of Moore's Mill Road and Churchville Road. The types of commercial uses which could be approved in the B-1 district include business service, medial service, professional service, and personal service. Some retail including specialty shops and antique shops could also be developed.

Planning Commission recommends approval of the request.

Issues #11 & #12

Zoning R-0

R-0 Residential Office is a mixed-use district and targeted for areas that may no longer be attractive for residential due to high traffic or other factors. This district allows Business/Medical Services and Personal/Professional Services as permitted by right. More uses can be approved through Special Exception or Special Development review which has

specific performance standards associated with the use. Setbacks, lighting, signage, parking, building height, and use of the property are more relaxed than with the transition overlay but more restrictive than a business district.

Zoning B-2A

Central Business Gateway is designed to be a transition into the downtown area by allowing infill and redevelopment. It encourages the efficient use of land, compact development, pedestrian connections, and reduced scale of architecture. Most residential, institutional, retail and service uses are permitted with selected more intense uses requiring Special Development or Special Exception review. B-2A utilizes form-based zoning which leans heavily on the design of the site and design of the architecture. A separate layer of review is required for most proposals in this district to assess the design and make sure it fits into the neighborhood.

Issue #11, 109 E Churchville Road

Rezone property from R-0 Residential Office to B-2A Central Business Gateway

Subject property is 0.58 acre and consists of parking and no structure. The existing parking lot appears to provide spaces for the adjacent property (221 Maitland Street). The property is located on the corner of westbound MD Route 22 (Churchville Road) and Maitland Street with access obtained from Churchville Road. The neighborhood is a mix of residential and office to the east and more intense retail and service uses to the west associated with downtown Bel Air. There also are several institutional (government) uses nearby. East Churchville Road is a state road and Maitland Street is a Town road.

Planning Commission recommends approval of the request.

Issue #12, 221 Maitland Street

Rezone property from R-0 Residential Office to B-2A Central Business Gateway

Subject property is 0.18 acre and located at the corner of eastbound MD Route 22 (Fulford Avenue) and Maitland Street. The property consists of one structure (office) with a small parking lot accessed from Maitland Street. The neighborhood is a mix of residential and office to the east and more intense retail and service uses to the west associated with downtown Bel Air. There also several institutional (government) uses nearby. Fulford Avenue is a state road and Maitland Street is a Town road.

Planning Commission recommends approval of the request.

Issue #13, 212 Archer Street

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

Subject property is 0.23 acre and located along Archer Street with an office use occupying the existing structure. The property is immediately adjacent to the intense retail and services uses associated with US Business Route 1 (Baltimore Pike) to the south. Less intense office and residential uses are located to the north within existing neighborhoods associated with George Street and Archer Street. The change in use and appearance along Archer is abrupt with a quick transition from Baltimore Pike to George Street. B-3A zoning will greatly expand the potential uses from the existing R-2 (w/TO) and provide much more flexibility to utilize the property in an efficient manner.

Planning Commission recommends approval of the request.

Chair Bianca called for public comments on properties:

- 603 N. Hickory Avenue and 615 N. Hickory Avenue - there were none.
- 30 E. Gordon Street, 38 E. Gordon Street, 44 E. Gordon Street

Michael Klein, 2011 Klein Plaza Drive, Forest Hill, Md., thanked the Commissioners for listening to their appeal and those attending who will have a better concept of what is planned. Mr. Klein shared the history of the property and advised the store is now obsolete, no longer efficient, and requires a great deal of renovation. Mr. Klein estimates the renovation between 6-8 million and advised this is not just an investment for the Klein family, this is an investment for the Town of Bel Air. Having a supermarket central core to downtown Bel Air is a tremendous asset for the entire community, one you can depend on and be proud. Mr. Klein stated we have always strived to maintain that standard in what we do.

Mr. Klein notified of not building a superstore; we are basically keeping the overall size of the supermarket with the exception of expanding and improving a loading dock so traffic on Broadway will not be impeded by the delivery trucks. Mr. Klein stated State Roads have tried to make improvements but feel we can further enhance the quality of life in the Town of Bel Air.

Mr. Klein informed the other part of the project is a proposal for mixed use keeping with the recommendations and plan for the Town of Bel Air that would provide new housing and mixed use for the properties on Broadway and

the utilization and access off of Gordon Street. The proposal would have on-site parking.

Slideshow was presented:

- 43 E. Boadway - The property is residential, beyond repair and currently has one tenant.

Mr. Klein stated the Town of Bel Air has commissioned an historic review of all properties and not one site in this request has met the requirements of having historic value. Mr. Klein is sensitive to those who have properties that are of historic value and understands the commitment and investments made to preserve these properties.

- proposed loading dock will have dual truck access that will not interfere with traffic on East Broadway.
- proposed façade for the front of the store.
- 30 E. Gordon Street - currently a parking lot and access to the back of properties on E. Gordon Street that have various office uses. Currently are professional office spaces.
- 38 E. Gordon Street - two story older home, difficult to maintain and currently occupied by Birth Right.
- 44 E. Gordon Street - older building, difficult to maintain and currently occupied by Family and Children's Services.
- 45 E. Broadway - older building that currently has two apartments.
- 53 E. Broadway - comparable type of property.
- 57 E. Broadway - was occupied by doctors and the residential characteristics/aspects of the building have been removed. The second floor is used for commercial and the garage used for storage.

The mixed use design was displayed. Mr. Klein advised the Town needs residential growth and people want to live and enjoy the amenities in downtown Bel Air.

Stephen Klein, 2011 Klein Plaza, Forest Hill, Md., advised of taking into account the Comprehensive Plan that was recently adopted and our concept for these properties fit into the desire of the Town. Mr. Klein stated this is a great plan and will represent great growth for the Town's road map moving forward.

Sarah Klein, 2011 Klein Plaza, Forest Hill, Md., spoke about their large remodels at the Forest Hill and Festival stores where they took community input. Ms. Klein advised planned renovations will fit into the Main Street look.

Marshall Klein, 2011 Klein Plaza, Forest Hill, Md., stated we are committed to the Town of Bel Air and want to make the store a centerpiece. Mr. Klein advised we are a family business and believe the Town of Bel Air is the heart of Harford County. Mr. Klein stated the Town should have a better supermarket and we want to make an investment for mixed use development for the Town to grow. The Klein family is committed to the Town of Bel Air and believes this site is very appropriate for mixed use. Mr. Klein informed of wanting to do this project now because to wait 10 more years is too late. Mr. Klein advised the developers are not going anywhere and we want to make this project great.

Chair Bianca called for other comments on these parcels. There were none.

Chair Bianca called for comments on 43 E. Broadway, 45 E. Broadway, 53 E. Broadway, 57 E. Broadway.

Evan Schaule, 62 E. Broadway, Bel Air, Md., is in opposition to the rezoning and advised the picture the Klein family painted on the condition of these homes is not true. This in a neighborhood where his children play in the front yard and kids walk to the elementary school. When looking at the plans, Mr. Schaule sees a parking lot directly across from his house and advised there are better ways to develop Bel Air. Mr. Schaule advised trucks at ShopRite may come out a few feet on the road but this is not a huge nuisance. The huge nuisance will be people pulling in and out of parking lots across the street from his home. Mr. Schaule said this will deteriorate the beauty of my neighborhood and will continue to spread. Mr. Schaule likes the beauty and history and does not understand the no relevance to historic. This will destroy our neighborhood and we do not want apartments or a liquor store. Mr. Schaule asked the Commissioners to please protect our quality of life and stand up for us.

Bob Cassilly, 112 E. Broadway, Bel Air, Md., feels the current zoning is appropriate because it emphasizes the residential to business. Mr. Cassilly spoke about his history of living on Broadway and how it was the freeway years back. Currently, Broadway is busy by day but by evening it is a neighborhood street. Mr. Cassilly understands the economics of keeping up these houses but there is a lot of history there and does not want to see them torn down. Mr. Cassilly does not have a problem with the loading dock addition but stated the other type of development will totally change the neighborhood and we work hard to maintain our properties. Mr. Cassilly wants to keep the historic gateway to the Town and advised B-3 is a gross overstep and changes the economics radically. Mr. Cassilly stated if you do this, you have redone Broadway.

Steve Chizmar, 321 E. Broadway, Bel Air, Md., appreciates the ShopRite store as a valuable asset to the community. Mr. Chizmar stated if a

property or two is needed for expansion of the loading dock, he supports it.

Mr. Chizmar has issues with the new project stating the properties on Broadway have been zoned R-2 Transition for decades and is the buffer between Main Street and the neighborhoods.

The purpose of Transition Overlay - that has mixed use:

1. of residential and professional businesses
2. to protect residential neighborhoods from impacts of higher intensity development
3. to maintain the residential appearance and scale of development of transitional neighborhoods
4. support small scale community business use to minimize daily vehicular trips
5. support the sense of arrival and provide attractive gateways to the town center.

Mr. Chizmar notified Broadway is the definition of transitional overlay and the subject properties are viable and not vacant. These homes need work but it is not a reason to tear them down. Mr. Chizmar notified dates when these homes were built and advised if the streetscape is changed by doing a large development, that is what Broadway will look like over the next 100 years. Mr. Chizmar advised this new zoning allows for a 55' building and if approved the Town is saying that is ok. Many of the Commissioners campaigned on keeping Bel Air small town, this approval is making Bel Air big. Mr. Chizmar requested Broadway remain the same and not be rezoned.

Vincent McHugh, 422 E. Broadway, Bel Air, Md., concurs with Mr. Chizmar regarding the R-2 Transitional Overlay. This means we should not have an institutional residential area and asked the Commissioners not to approve the rezoning on Broadway.

Maryanna Skowronski, 512 N. Hickory Avenue, Bel Air, Md., shops at ShopRite and advised the façade is a beautiful plan. Ms. Skowronski stated the backside of the property is a gateway to the Town of Bel Air; it is residential, quiet and pretty. The planned project is the wrong thing for the wrong street and asked the Town Board not to let the rezoning go forward.

Kristin Sudbrink, 323 Franklin Street, Bel Air, Md., understands the loading dock and the façade but is very concerned with the multi-purpose use with almost five stories that will change the dynamic of the neighborhood. Ms. Sudbrink notified our neighborhood has supported 3-4

halfway houses and wants to make sure we get honored for trying to keep the small sense of community. Ms. Sudbrink agrees with the Planning Commission recommendation on parcels #43 and #45 on Broadway. To expand beyond into parcels #53 and #57 is encroaching into residential and asked the Commissioners to heavily consider that.

Karen Chizmar, 321 E. Broadway, Bel Air, Md., appreciates ShopRite and agrees the tractor-trailer trucks make people slow down or sit a few minutes but is not really a problem. Ms. Chizmar does not have a problem with the loading dock. During Ms. Chizmar's time on the Historic Preservation Commission, she talked with many people and was able to get a number of homes designated historic. The neighbors on Broadway have completed many hours maintaining their historic structures for many years. Ms. Chizmar implored the Commissioners not to allow the tearing down of historic houses as it depletes what we have been trying to preserve in the Town for years. Please do not demolish history.

There were no other comments.

Chair Bianca called for public comments on property 1307 Moores Mill Road.

Scott Evans, 1305 Becket Court, Bel Air, Md., lives directly across from St. Matthews Church and is concerned with the possible development. There is a lot of impact for those who live in this area with noise and high traffic. It becomes unbearable at times and no longer enjoyable to live in this area. The application pertains to solar panels and Mr. Evans does not oppose the church wanting to increase their efficiency but the B-1 zoning does. Mr. Evans sees this as a potential for commercial development which will greatly impact the neighbors and increase traffic.

There were no other comments.

Chair Bianca called for public comments on 109 E. Churchville Road and 221 Maitland Street.

Brad Stover, 4685 Millennium Drive, Belcamp, Md., will be speaking on both properties. Mr. Stover believes Mr. Glidden said it correctly that this area is appropriate for transition. Currently, 221 Maitland is used as office buildings and the lot at 109 E. Churchville Road has been vacant for quite some time other than being used for parking. Mr. Stover stated the B-2A zoning is appropriate and agrees with the Planning Commission recommendation. Mr. Stover informed this is a gateway and design will be very important as to what goes on these properties. Mr. Stover asked the Commissioners to adopt the recommendation of the Planning Commission.

There were no other comments.

Chair Bianca called for public comments on 212 Archer Street.

Brad Stover, 4685 Millennium Drive, Belcamp, Md., is here on behalf of the applicant. Mr. Stover informed this is a piece of property that touches the heavily developed properties under the B-3A zoning classification. Mr. Stover advised this small sliver of property is appropriate for the rezoning as requested in the application because it is part of the rectangle that is part of the commercial zoning that fronts along Rt. 1. Mr. Stover asked the Commissioners to adopt the recommendation of the Planning Commission.

There were no other comments.

Chair Bianca called for further public comments on any of the 13 properties up for potential rezoning.

Lynne McMennamin, 1203 Bancroft Court, Bel Air, Md. shares Mr. Evans' concerns about the intended of use for St. Matthews Church. Currently, there is a lot of noise and she is concerned about the additional development on Moores Mill Road being planned. Ms. McMennamin is disturbed about traffic and how children will be walking to school.

As there were no other public comments, Chair Bianca called for Commissioner comments.

Commissioner Hughes reported being in the middle of the third budget season with the Town. During COVID, the revenue streams took a nosedive and, despite things opening up plus inflation, these were not good budget seasons. Commissioner Hughes stated if the Town is to continue to provide services our residents expect, there are a few paths forward to do that and it is all about revenue streams. We can encourage business growth and development, annex property into the Town which is hard because of being hemmed in with development, increase population density by opting to do higher density residential and mixed use infill projects or raise property taxes. Commissioner Hughes advised there is not much else we can do to continue providing services and competitive compensation for Town employees who provide the services. It is becoming increasingly difficult when every time we try to annex, people are upset or if we look at a project that might increase population density or bring new residents to the Town, people do not want it. Commissioner Hughes stated it is difficult making these decisions when it comes around the budget season.

Commissioner Chance loved living on Broadway a while back and loves being a resident of the Town again. Commissioner Chance notified people want to live here and be part of this community. Commissioner Chance had concern about the new homes on Gordon Street and now cannot understand anyone

complaining about that development today. It is lovely and provides people the ability to walk wherever they want to go in Town. Prior to the development, it was ugly and the developers turned it around.

Commissioner Chance applauds the Klein family for what they currently want to do with the store to make it more effective for residents. When looking at the other properties, it makes sense the Planning Commission made the recommendations and Commissioner Chance feels 57 E. Broadway should be approved. This gives the Klein family the ability to develop something that will bring more people to live in Town and walk to restaurants and the grocery store. Commissioner Chance understands concerns people are expressing but knows no other family that can be more trusted than the Klein's. Commissioner Chance knows Broadway is a wonderful place to live and feels that will be protected by the Klein family as well.

Commissioner Kahoe lives one block from the store and it is unique to have a grocery store within downtown. Commissioner Kahoe feels the other lots are a great opportunity to the Town for revenue and informed of recently losing a piece of property to the County. Commissioner Kahoe has heard that projects are needed for people to live in the Town. Commissioner Kahoe is in favor of the Planning Commission recommendations including the rezoning of 57 E. Broadway.

Commissioner Etting understands the Town's need for revenue and understands everyone's distaste for tax increases but is concerned what Broadway will look like if these properties are rezoned B-3. In Commissioner Etting's opinion, this rezoning will seriously change the character of Broadway. Commissioner Etting understands the Klein's desire to expand the grocery store and the desire of people to have a walkable store in downtown Bel Air but not sure that is the right kind of development for the rest of that street.

As there were no further Commissioner comments, Chair Bianca closed the Public Hearing.

UNFINISHED BUSINESS:

Ordinance 809-22 Amendment to Zoning District Boundaries

Commissioner Hughes moved and Commission Kahoe seconded the motion that the Bel Air Board of Town Commissioners approve Ordinance 809-22 including the recommendations for reclassification as follows:

- Issue #1, 603 N. Hickory Avenue
- Issue #2, 615 N. Hickory Avenue
- Issue #3, 30 E. Gordon Street
- Issue #4, 38 E. Gordon Street

Issue #5, 44 E. Gordon Street
Issue #6, 43 E. Broadway
Issue #7, 45 E. Broadway
Issue #8, 53 E. Broadway
Issue #9, 57 E. Broadway
Issue #10, 1307 Moore's Mill Road
Issue #11, 109 E. Churchville Road
Issue #12, 221 Maitland Street
Issue #13, 212 Archer Street

Ayea: Commissioners Chance, Hughes, and Kahoe

Nays: Commissioner Etting

The motion carried 3 to 1

NEW BUSINESS:

Purchase of Dispatch Consoles for Town Hall/Police Department Renovations and Additions

Commissioner Etting moved and Commissioner Chance seconded the motion that the proposal of Omnifics Inc., 42461 Spring Splendor Drive, Ashburn, Virginia 20148 as provided to and accepted by the General Service Administration Schedule GS-28F-0038Y to purchase three (3) Dispatch Consoles as part of the Town Hall/ Police Department Renovations and Additions project for an amount not to exceed \$85,000.00 be accepted by the Bel Air Board of Town Commissioners.

Ayes: Commissioners Chance, Etting, Hughes, Kahoe and Bianca

Nays: None

The motion carried.

Purchase of Furniture for Town Hall/Police Department Renovations and Additions

Commissioner Kahoe moved and Commissioner Etting seconded the motion that the proposal of American Design Associates, 9000 Harford Road, Baltimore, Maryland, 21234, as provided to and accepted by the Mid-Atlantic Purchasing Team Contract #2015-42 to purchase furniture as part of the Town Hall/Police Department Renovations and Additions project for an amount not to exceed \$275,000.00 be also accepted by the Bel Air Board of Town Commissioners.

Ayes: Commissioners Chance, Etting, Hughes, Kahoe and Bianca

Nays: None

The motion carried.

PUBLIC ANNOUNCEMENTS:

Chair Bianca notified May is Mental Health Awareness Month and encouraged all to join in to spread the word that mental health matters. There is an event on May 7th, 6:00 p.m. in Shamrock Park where there will be a documentary screening, music, food trucks and vendors. Chair Bianca advised if you or someone you love has struggled with mental health, please do not hesitate to call 1-800-nextstep. Help is always available.

Chair Bianca notified:

May 7th, 10 a.m., Celebration of Cultures at the Bel Air Armory, hosted by LASOS. Family entertainment, cultural performances, ethnic foods and candy for the kids.

May 10th, 6:30 p.m. Doug Tallamy at the Bel Air Armory to talk about homegrown national parks and how native plants can better our community. Hosted by the Town of Bel Air and the Harford County Climate Action. Tickets are \$5.00.

May 1 - 7th is National Correctional Officers & Employees Week. The Town of Bel Air acknowledged all those employees who walk through those gates every day and work one of the toughest jobs in this Country. This is a career where corrections officers and employees do not get a lot of thank you's. If you know someone who works in corrections, please take the time to say thank you.

Commissioner Hughes informed:

May 6th - Bel Air Downtown First Friday 5:00 - 8:00 p.m. with live music and food trucks.

May 8th - Belle Aire Market - 8:00 a.m. - 2:00 p.m. at Black Eyed Suzie's parking lot. Music, local vendors and shopping opportunities for Mother's Day.

Commissioner Kahoe reminded the Garden Mart is May 20th, 8:30 a.m. to 1:30 p.m. at the Armory.

PUBLIC COMMENTS:

Alex Maro, President of the Bel Air Police Association, was joined by police officers, dispatchers, civilian support staff and DPW workers. Mr. Maro is here tonight to voice his disgust of another budget that attacks our healthcare benefits and cost of living adjustment that amounts to a pay cut. Mr. Maro asked how can a Town that likes to style themselves as

the Heart of Harford consistently demand sacrifices from those who have already given up so much. Over the past 15 years, the Town's workers have had their health insurance plans converted into employer friendly high deductible saving accounts, pay scale increases based on years of service, and the cost of living adjustments offered by the Town always trail inflation and consumer price index.

Mr. Maro has watch discussions of budgets and decisions are presented as being made under the guidelines of responsible government or holding the line. Mr. Maro asked is it holding the line to cut pay and benefits while building a new Town Hall/Police Department costing millions of dollars, Mr. Maro questioned the funds the Town received from the Federal Government and that Harford County employees will receive a 7% COLA, step increases and expansion of their benefits, while the Town of Bel Air comes across as being broke.

Mr. Maro stated fortunately there is time to protect your employees' health benefits and make sure our wages keep up with inflation and the cost of living. Mr. Moro stated Municipal Government does not work unless you fund it.

Keith Smithson is here tonight to speak on the upcoming budget advocating for not only his fellow Police Officers but all employees. Mr. Smithson commented a government budget should be balanced but should never be balanced on the wages and benefits of employees. Mr. Smithson asked the Commissioners to always remember employees come first. If the justifications are right that there is no wiggle room for a larger COLA and continue the HSA contribution, then increase the budget. If the Town is operated on an outdated or unadjusted budget then correct the issue. Don't look at salaries, COLA and benefits as a place to make adjustments. The Town has said salary and benefits make up 60% of the budget and if that is the case, the budget needs increased benefits, not decreased ones.

Mr. Smithson stated the Town covers 100% of the insurance premium which is a substantial benefit to employees and not a benefit that needs to be negotiable. The high deductible healthcare plan was chosen by the Town in place of the traditional plan to save money. Of course, premiums increase every year, so the Town must account for that in the budget. Benefits should never be used to save a buck or balance a budget and this is in the Commissioners' hands to do what is right for the employees.

Mr. Smithson appreciates any COLA and any benefit provided by the Town but it is disheartening every year to beg for what should be done automatically with appropriate merit steps, properly adjusted COLA's and maintained benefits. Mr. Smithson asked to show support and appreciation

to the employees. Double check the numbers, we are worth more than a 2% COLA and certainly worth more than a 15% decrease in benefits.

Nick Rhodes, Bel Air Police, echoes what has been said. Mr. Rhodes informed of several vacancies in the Police Department that need to be filled and this is causing a large increase in over-time hours and work. If the Town expects to retain staff and recruit exceptional candidates, you need to think about the benefits package. Mr. Rhodes advised our officers provide a top-notch law enforcement service with the quickest response time within the County. With benefits being taken away, this may not continue.

Kevin Kadolph, Bel Air Police, is also concerned with manpower being short on shifts. Mr. Kadolph informed of many people coming into Harford County committing crimes in the Town. Mr. Kadolph shared he has been asked if he wants to leave the agency. Money is tight because of the economy and officers are looking for more pay, benefits and retirement. Mr. Rhodes questioned why do Havre de Grace, Aberdeen and the County have a better benefits package than Bel Air.

Terence Hanley, 314 E. Broadway, Bel Air, Md. advised he is pro-growth and supports the Town growing. Mr. Hanley thanked the Klein family for investing in our community and doing wonders for the County. Mr. Hanley has concern with the budget issue when saying you want to build houses because you cannot adhere to the budget or approve a project because you need more tax revenue; that is absurd. Mr. Hanley advised the Commissioners to do a better job of budgeting. Mr. Hanley congratulated the Klein family and knows they will plan a good project.

Andrew Hylock has been employed in the Department of Public Works since 2006 driving a tractor-trailer and the work is physical each day. Mr. Hylock stated we all are struggling with everyday expenses and many are looking for better paying jobs. The Town's DPW staff are down 5 employees and applicants laugh at what pay is being offered.

COMMISSIONER COMMENTS:

Commissioner Chance appreciates all who came out to speak this evening and she takes it to heart.

Chair Bianca knows our employees work hard, no matter what the position, and appreciates their taking the time to express concerns. Feel free to reach out to us anytime.

ADJOURNMENT:

The meeting was adjourned at 9:30 p.m.

Approved: May 16, 2022

Signature on file

Kevin M. Bianca, Chair

Board of Town Commissioners

Signature on file

Michael L. Krantz, Town Clerk