

**MINUTES
PLANNING COMMISSION
March 3, 2022**

The regular meeting of the Planning Commission was called to order at 6:32 p.m. on Thursday, March 3, 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
Charles Keenan, Town Counsel
Catherine Butrim, Recording Secretary

ADMINISTRATIVE MATTERS:

Approval of Minutes – January 6, 2022

Mr. Raub moved and Mr. Coates seconded the motion to approve the minutes of the January 6, 2022 meeting.

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

Nays: none

The motion carried.

NEW BUSINESS:

03P-22-01-SB: St. Mathew Lutheran Church of Bel Air (1200 E. Churchville Road): Review application for approval of a Subdivision of Lot 4 into two (2) lots, Lot 1A and Lot 4 (remainder).

Mr. Glidden advised that St. Mathew Lutheran Church of Bel Air (1200 E. Churchville Road) submitted an application requesting that Lot 4 be re-subdivided to create two (2) lots: Lot 1A and the remainder as Lot 4. The existing Lot 4 is an unimproved open space associated with a house of worship.

Mr. Glidden advised that the subject property was annexed into the Town of Bel Air in 2010 as R-2 (Medium Density Residential). The owners successfully rezoned Lot 1 to B-1 (Limited Business) during comprehensive rezoning in 2017.

Mr. Glidden advised that the property is served by Harford County Water & Sewer. BGE provides electric service. Bel Air Police and Bel Air Volunteer Fire Company provide emergency services to this property.

Mr. Glidden advised that the purpose for this resubdivision is to allow for the potential to rezone proposed Lot 1A as B-1, and if the rezoning is successful, to consolidate Lot 1A into existing Lot 1. The reason for this is that the applicant has redelineated the Non-Tidal Wetlands since the original subdivision and has modified the Forest Conservation Plan, so there is a small amount of land on proposed Lot 1A that may be usable for some function of grading or stormwater.

Mr. Glidden advised that the Town of Bel Air is requiring the applicant to go through a multi-step process because the Town has a policy of not creating zoning lines that coincide with property lines. The Town of Bel Air is requiring that the applicant first create property lines by creating Lot 1A, request the rezoning and, if that rezoning is successful, combine Lot 1 and Lot 1A into a larger Lot 1 that will be zoned B-1.

Mr. Glidden advised that the address for Lot 1A will be 1307 Moores Mill Road, and the address for Lot 4 will be 1303 Moores Mill Road. When Lot 1 and Lot 1A are recombined, it will only have one (1) address.

David Taylor of David G. Taylor Associates (163 Spruce Woods Court, Abingdon, MD) stated that St. Mathew Lutheran Church is planning for possible additions as the church continues to grow. He advised that the resubdivision will allow the applicant to maximize the area that they have for future uses. Mr. Taylor stated that the purpose for the resubdivision is to allow for the potential to rezone proposed Lot 1A as B-1, and if rezoning is approved, consolidate Lot 1A into existing Lot 1.

Mr. Raub moved and Mr. Coates seconded the motion to approve the preliminary Subdivision Plan condition on the following:

1. Prior to rezoning request approval, submission of a Final Subdivision Plat for signature incorporating comments from this Staff Report and comments from:
 - a. Bel Air Department of Planning & Community Development comments:
 1. Revise the plat to add street addresses to Lot 1, Lot 1A and Lot 4.
 2. Revise title of plat to reflect it is re-subdividing Lot 4 only.

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

Nays: none

The motion carried.

MISCELLANEOUS:

Project Status Update

Mr. Glidden reported that the expansion of the Cancer Center is moving forward.

Mr. Glidden reported that 20 N. Main Street is moving forward, and they did go before the Historic Preservation Commission because they needed to change the style of fence on the historic side of the building due to supply chain issues. That request for substitute materials was approved.

Mr. Glidden reported that 144 N. Hickory Avenue submitted a Permit application and a Site Plan, but they have not had their Building Permit issued yet.

Mr. Glidden reported that Main Street Tower has not submitted a Final Site Plan yet. Main Street Tower has been advised that when the temporary condition allowing them to use the rooftop due to COVID-19 expires at the end of this year, they will not be able to use the rooftop. Main Street Tower has not responded.

Mr. Glidden reported that site work for the support services at Upper Chesapeake is ongoing, and they have submitted for their Building Permit.

Mr. Glidden reported that Upper Chesapeake has not applied for the Building Permit for the Ambulatory Surgical Center yet. They do have to resolve an issue with paperwork that was not filed correctly, and their attorney has been made aware of this issue.

Mr. Glidden reported that building construction is completed at 33 Ellendale Street, but the site work is not complete.

Mr. Glidden reported that most of the Sears building has been demolished. Ms. Kissinger-Kelly inquired if there will be a walkway over the road there to connect to Gateway Drive. Mr. Glidden advised that this is not the case, but the Town is requiring that the developers improve the pedestrian crossing where Gateway Drive dead ends into Boulton Street and goes into the main drive of the mall. This must be completed before a U&O is issued for any part of the building. Mr. Glidden advised that the Mall has submitted shell Building Permits for all three (3) parts of the building project, but they have not received the permits yet. Mr. Glidden reported that that Mall submitted for the tenant of the grocery store, but they have not identified the name of the grocery store yet.

Mr. Glidden reported that 38 E. Broadway is working through stormwater issues, but they have not applied for a Building Permit yet.

Mr. Glidden reported that Chick-fil-A has not resolved their stormwater as-built or landscaping issues yet.

Mr. Glidden reported that Bel Air Autobody received their Building Permit.

Other

Ms. Kissinger-Kelly inquired if there are any public art projects pending. Mr. Glidden advised that the Cultural Arts Commission is working with the Shops at Harford Mall to determine how they will meet their Art Amenity requirements.

Mr. Raub advised that the Bel Air Lions Club is working with students at Bel Air High School for a mural on the storage shed on the site where Christmas trees are sold.

Ms. Kissinger-Kelly advised that the mural behind Looney's pub was painted over.

Mr. Glidden advised that a ceremony will be held by the national organization to recognize the mural at American Legion Post #55.

Mr. Powell inquired about the farm across from Southampton Middle School. Mr. Glidden advised that the Town received a notification from the County about a Community Input Meeting to be held within the next couple of weeks for a draft plan for townhouses for the 55+ community. The meeting will be held at Richlin Ballroom. Ms. Kissinger-Kelly inquired if there is the possibility of annexing that property. Mr. Glidden advised that it has been in the Comprehensive Plan as a potential annexation if the landowner wants the property to be annexed.

Mr. Glidden reported that the Planning Department is continuing to review the revised Traffic Study for the Homestead-Wakefield Elementary School project.

Mr. Glidden reported that a package was received for the Board of Appeals for the cell tower at St. Mathew Lutheran Church.

ADJOURNMENT:

The meeting was adjourned at 7:05 p.m.