

**City of Aberdeen**  
**Business Meeting, Work Session**  
**April 21, 2014**

**Present:** Mayor Bennett, Councilwoman Elliott, Councilwoman Landbeck,  
Councilman Garner and Councilwoman Young

**Absent:** None

**Also Present:** Douglas Miller, City Manager  
Phyllis Grover, Director of Planning and Community Development  
Monica Correll, City Clerk  
Doris Manner, Recording Secretary

The meeting was called to order at 4:00 p.m. in the Council Chambers by Mayor Bennett.

**Business Meeting: Matters of Immediate and Urgent Business**

1. Ordinance No. 14-O-10, Revision of City of Aberdeen Ethics Commission, City Attorney Advice (For Introduction)

Mayor Bennett introduced Ordinance No. 14-O-10, Revision of City of Aberdeen Ethics Commission, City Attorney Advice.

The Mayor closed the business meeting.

**Work Session** (4:01 p.m.)

1. Other – Mr. Miller reported that final preparations were being made for Earth Day scheduled for April 26, 2014. The budget was planned for introduction during the Council Meeting scheduled on Monday, April 28, 2014, to be followed by a public hearing and adoption at future meetings.
2. Cullum Purchase -. Mr. Miller explained that the Cullum parcel (1.2 acres) was offered for sale to the City and was appraised at \$130,000. Purchasing the property would allow the City to increase the campus for a tower and future water needs.
3. Aberdeen Technology Campus (ATC) Presentation

Mr. Miller said that the annexation petition, known as Aberdeen Technology Campus (ATC), was for a parcel of property located on Rt. 22. Since the market had been saturated with office and technology building development, especially on Aberdeen Proving Ground, the ATC project had met numerous market impediments. The ATC representatives were there to present another concept for consideration.

The following ATC representatives were in attendance: Mr. Eric McLaughlin, Esq.; Mr. Bradley R. Stover, Esq.; Mr. Paul Thompson of Architectural Design Works, Towson, Maryland; and Mr. David Taylor of David G. Taylor and Associates, LLC, Abingdon, Maryland.

The representatives explained that the property owner was considering a different type of residential development that would provide for installation of needed infrastructure and enable business opportunities. It would also comply with restricted covenants, the City's Smart Growth requirements, and advance the approved annexation. The changes, however, would also impact land use plans and zoning.

The plan consisted of 92-98 large, upscale, cottage housing units; cost range from high \$300,000 to low \$600,000; 1,420 parking spaces; 65- 75 feet deep units; 32-34 feet wide units; first floor owner suites; guest bedrooms; 2-car garages; 75% masonry frontages; pocket parks; and centralized community park area. There would be small water quality facilities distributed throughout the property with a loop-type design. Access points were discussed for Rt. 22 and Aldino-Stepney Road and it was noted that the annexation plan addressed traffic studies and access points. The build-out would be a 9-12 month time frame.

The Council found that the units fit their Smart Growth vision and advised the representatives to prepare two access points and act on the water and sewer easement for Battelle. The City Manager received favorable response on the project.

4. Integrated Business District (IBD) - Mr. Miller said that work to the IBD has been progressing.
5. Chickens – The Council expressed their desire to have feedback from the citizens and Aberdeen Proving Grounds. They discussed health and disease issues, State regulations, and the need for more definition on poultry in the codebook. The consensus of the Council was to pursue the issue at a future date due to the heavy docket.
6. Other Business

The Mayor announced that Earth Day was on Saturday, April 26 and a Council Meeting was scheduled for Monday, April 28, 2014. The Mayor and Mr. Miller were recognized by the Maryland Municipal League for being on the Legislative Committee.

**Adjournment:** Being no further business, the meeting was adjourned by unanimous consent at 4:44 p.m.