

Public Comment Period Record

No.	Date	Page Number	Comment
1	12-Oct	Chapter 5, Page 13	Land Use in Area 8 fronting on Paradise Road is designaed as low density. Prior plans it was low/medium; why the change? What about convenience stores?
2	12-Oct	Chapter 4	Land Use - Future Land Use Key; color codes for H-D Residential, NC, and T-O Commercial are very close. Need to differentiate
3	12-Oct	Chapter 5	I would think it would be a more efficient use of land if the low density residential was changed to medium density.
4	12-Oct		Happy to see a representative from City Council in attendance; hope that the council actually takes the time to review the plan and provide feedback.
5	12-Oct		Perhaps create a brief synopsis/summary of the comprehensive plan that can be delivered via email or used in promotional material for the City.
6	12-Oct		Planning Area 8 - 2011 it was identified a slow/medium density; now it is low density. We would prefer to see property as low/medium and can see the potential for future retail (Coffee shops/newspaper)
7	14-Oct		I now regret that I located to Eagles Rest from Fallston 2 years ago. This Comprehensive Plan and the planning area development docs signed in 2021 located elsewhere on the Town website are not the same, but equally unfavorable to the existence of our neighborhood as I know it. The destruction of frested areas behind the Richmond American section to be replaced with homes just a few feet from single family new builds is not the aesthetic that anyone in this community desires. Aberdeen is allowing a builder with a reputation for "jamming in townhouses", an Aberdeen inspector's words, to ruin this lovely neighborhood. Of course folks have a right to sell and buy/develop but the City has the responsibility to limit permitting and plans to keep the neighborhood we bought into small, contained, and visually attractive without looking into the backs of rows of townhomes or apartments. Why would city planners think that this is what residents want? You know we do not. I appreciate wanting to provide homes for new residents but at the cost of current resident's neighborhoods and quality of life- the same folks who already pay county tax, city tax, and a yearly water system fee. The mess that is and will be behind us is unncessary. If I desired a mutli-family style community, I would not have purchased in Eagles Rest. The traffic on 22 is rough and none of the supporting roadways can handle the projected volume. If this building up fo the area is the way of the future, we will be looking to relocate again, though this was to be our forever home in the first community I genuinely loved. Please let me know the detailed timeline for road construction and building so we are no longer in the dark and cavn make our next housing decision appropriately.
8	14-Oct		The maps of the City do not include our most recent annexations (Cranberry Business Park, Rock Glen and Long Drive/Pres Homes). I believe they should be included in the final draft.
9	14-Oct		There are two lots in Locksley Manor that have been included in many of the maps of the City but are not actually in the City and should be excluded
10	14-Oct	Chapter 10	The first map in Chapter 10 (Map 10-1) indicates that planned water service for the Aberdeen Overlook area and Bosworth properties off Bush Chapel is shaded in green (6-10 years). Shouldn't they be in the yellow 0-5 color? Additionally, it states that the Welands Annexation are in gray which means it is not planned. Since they are in the City, should they be at least in green for planned service in the next 6-10 years?
11	14-Oct	Chapter 10	Last thing is minor, lots of the population data says that our population is just under 16k per 2020 but the Census data states that our 2020 numbers were 16,250. Is there a reason these are different?

12	12-Oct		Thanks for your reply to my 9/20 email, and I do understand your point that the codes, etc. will govern the permit/approval process. My only concern is that in the future, if the City looks to modify their codes, they would possibly look to the comprehensive plan for guidance or intent, and seeing the words "preservation of established tree cover is required" may lead to in fact implementing that in the codes. I'm not worried about this with you at this time because of what you said, but just wary of how other possible future City planners and regimes might handle it.
13	12-Oct		Regarding densities - the Bush Chapel 2011 Comp Plan lists low and medium densities, which would work for a single family detached and attached development. Regarding my 90 acres on Robinhood Road, which is in the 2011 Titan Terrace area and the Old Robinhood area; both of these areas are shown planned for low density. I would like the possibility of single family detached and attached here - could they be listed like Bush Chapel as low and medium densities?
14	17-Oct		Eagles Rest Phase 2 is missing from several tables where recent projects are mentioned. I think it should be included on pages 4-16, 5-87, and 6-17.
15	17-Oct	Page 5-69	Bush Chapel Future Land Use Recommendation: Change R2 to R3 as that City zoning better matches the County zoning that allows townhouses and also better matches the medium density residential that is proposed in the plan.
16	17-Oct	Page D-SAP-BC1	Bush Chapel Small Plan Area/ Introduction/ First Paragraph - Change the last line from "Low to Medium Density" to "Medium to High Density" as that is what is shown on all the plans for this area.
17	17-Oct	Map BCSAP-2	The three small properties closest to Bush Chapel as well as the house Mike Hiob grew up in should probably be yellow for Low Density Residential as the existing land use as they don't have any Ag on them. Near this same area, might want to reclassify the Cullum junk yard as industrial instead of low density residential.
18	21-Oct	D-SAP-AS9	The Noplock Family Farm is located in Planning Area 8 and fronts on Paradise Road (Route 462). The draft 2022 Comprehensive Plan (Page D-SAP-AS9 and following) recommends low density residential development. For a variety of reasons, I suggest that the Planning Commission return it to a low/medium density designation as it has been since the 2011 Comprehensive Plan. Also, in its May 24, 2022 updated to the City Council, Wallace Montgomery stated that "The Planning Commission's recommendation is to retain Aldino-Stepney as a Future Growth Priority with Low to Medium Density Residential and Limited Mixed Use/Commercial future land uses."
19	21-Oct	Page 5-54	Although the 2022 text states "This area should be targeted for low-intensity business uses that support and enhance the lives of the immediate residents, such as small cafes or bodegas..." (see page 5-54) in Area 8, there does not seem to be any allowance for that in the Low-Density Residential designation for this property. Having a cafe or bodega, for example, within walking distance is very attractive. Commissioner Gillis expressed similar sentiments at an earlier meeting.
20	21-Oct		Are there any areas designated for those over 55? If not, some medium density housing would permit "patio homes" or "villas" which would be ideal for that population - spacious homes, first floor master suites, great rooms and kitchens with guest facilities on the second floor. I can attest to the fact that these are in short supply in Harford County. As for the younger generation, I would like to express my thoughts on what I have learned from helping our son and daughter-in-law search for their first home. Young working couples are looking for sidewalk communities with small yards that require little maintenance. Whether young or aging, homes with smaller lots are more affordable.

21	21-Oct		Finally, Paradise Road could easily accommodate the additional traffic that some medium density housing would bring.
22	24-Oct	Chapter 3	I'd like to see Chapter 3 include a few lines on upgrading the downtown US Post Office. A) One low-cost enhancement would be a drive-up letter drop w/the drop slot on the driver's side. I think there's room behind the building in a low-traffic stretch of road -- maybe carving out a small portion of the parking lot along Buchanan Lane. B) The building interior is outdated, worn, inefficient, and in need of a thorough renovation to bring the Post Office up to current Post Office standards. C) The building exterior needs an upgrade, too. I'm almost sure the Post Office has developed new standards for enhancing their building exteriors. D) Recommend sharing w/US Post Office officials as a courtesy -- pointing out the importance of the Post Office to the health of downtown and inviting them to come alongside the City in the coming years w/eterior and interior enhancements of their own.
23	24-Oct	Chapter 3	Maybe the Post Office could eventually build a new building in a new downtown location w/its own parking lot. Challenge Post Office officials in a friendly way to develop a concept for a new downtown location and offer to work with them on such a project.
24	24-Oct	General	An executive summary would be helpful
25	24-Oct	SAP	When looking at the Small Area Plans, see just low residential in some areas, but don't see much on commercial use or City facilities? Can you explain?
26	27-Oct	General	More retail - preferably downtown. Specifically clothing/shoes/housewares. Currently our only options are big box stores or going elsewhere in the County.
27	27-Oct	General	Cleaned up. Trash pickup, landscaping, mowing, painting, etc.
28	27-Oct	General	Improved or more grocery stores. I'm not impressed with the produce at Shop Rite or Aldi, and have not been in Lidl. Food Lion in Churchville has a much better produce section, and that's where I currently go because it's the closest to home. I am absolutely a convenience shopper, and will go to whatever store has what I want & is convenient to my current location.
29	27-Oct	General	More police TRAFFIC presence. Some guy just drove his lawn mower down the sidewalk past our office. Scooters & bikes are ridden on the sidewalks all the time, and should be in the street. There are often blatant traffic violations downtown, like U-turns in the middle of Bel Air Ave, terrible parking jobs (blocking travel lanes), right turns on red where it's marked no turn on red, parking on the street for more than the 2 hour limit, parking semis on Bel Air Ave, etc. And there are NEVER police downtown to address these things that should be addressed.
30	2-Nov	General	I am a co-Chair of Bike Harford, promoting bike infrastructure work to make cycling safe for the 8 year olds and the 80 year olds across Harford County. And those in between 8 and 80, too! The concept plan work going on now for the Aberdeen - Havre de Grace Route 40 connector is exciting. We see safer cycling/ walking infrastructure supporting healthier residents, creating economical ways for families to help themselves, healthier air and water, less crowded roads and parking areas, less impact on wildlife, and more -- similar to many goals that Aberdeen Planning holds. We will likely have a meeting within the next month or two. Would one of your staff members be available to present, and help us learn more about your work and upcoming projects?
31	8-Nov	Chapter 5	In Chapter 5 Municipal Growth, Planning Area 1, Aberdeen does not address the properties at the corner of US Route 40 and Md. Route 715 that run along MD Route 715 to Old Philadelphia Road (Route 7) that need to be redeveloped or developed and which will require a zoning change to do so.

32	15-Nov	General	I appreciate the efforts of Wallace Montgomery, the City's Planning Commission, the City Staff and the City Council. With all of these entities involved, I believe the finished product will be something we can all be proud of. That being said, I have already offered my opinion regarding many aspects of this document, so the only thing I will offer at this time is: Please don't attempt to pacify every request submitted by the general public. Many times, their comments (or requests) may be self serving or in conflict with what's best for our City.
33	20-Nov	Chapter 8	Sports Tourism can and will have a huge impact on our city. We need to foster conditions to expand Ripken experience and to have all turf fields. We need more branded and independent dining facilities on I-95 & Downtown area. Need big box retail and office supply stores. We need a housing facility like BULLE ROCK, and improvements in public transportation
34	1-Dec	General	I would like to see the entire TOD along W Bel Air Ave, as designated in the 2012 Aberdeen TOD Master Plan, be included in the TOD-D area. This would coincide with the Main Street program area. Why limit the TOD-D to the area around the AMTRAK station? Give the main street through the city the maximum opportunity to provide additional revenue!
35	1-Dec	General	Through your professional knowledge, you eliminated the previously designated Stepney Planning Area. However, on an arbitrary suggestion by one of the city planning commissioners, you included on particular property in the Bush Chapel Planning Area which had been part of the Stepney Planning Area. I have an interest in the ownership and management of that property and request you return it to the Stepney Planning Area.
36	5-Dec	General	This plan, unfortunately, does not contain any plans for promoting or preserving Aberdeen's history. This is one of the things that has made Aberdeen great over the decades/centuries. Please amend to include this. Thanks!
38	8-Dec	Chapter 3	As stated on Page 3-20, "As the City has grown, the amount of open space available for public use and protection is limited." As such, HLT strongly recommends that protection of open space for public access be prioritized. Table 3-2 shows a total of 57.25 acres of community and neighborhood parks and recreation facilities for the City's 15,904 residents (per the 2020 census). While recommendations vary regarding the amount of public parkland per capita for municipalities, Aberdeen should set a target number of acres per 1,000 residents to guide its efforts.
39	8-Dec	Chapter 9	On Page 9-1 within the Environmental Resources and Sensitive Areas goals, there is mention of green infrastructure. HLT recommends that the City develop and adopt a green infrastructure plan to enhance and protect key green infrastructure assets.
40	8-Dec	Chapter 5	Planning Area 2: Swan Creek - As identified on Page 5-29, the Swan Creek Planning Area "has been almost completely preserved through a combination of protective easements." HLT suggests that the Swan Creek Planning Area be removed as others have (as referenced on Page 5-9) due to the perpetual conservation easements covering almost the entirety of the Planning Area.
41	8-Dec	Chapter 5	Planning Area 4: Barkess - HLT is pleased to see the inclusion of the statement, "Development of this area should take care to preserve as much forest cover as possible as it provides significant habitat and connectivity for wildlife." Additionally, much of the Barkness Planning Area is considered to have the highest green infrastructure conservation values by Harford County's 2018 Green Infrastructure Plan ("Plan"). This Plan suggests prioritizing these lands for future conservation acquisitions, including parkland or perpetual conservation easements.
42	8-Dec	Chapter 5	Planning Area 8: Aldino-Stepney - The descriptions of the Aldino-Stepney Planning Area on Pages 5-53 and 5-54 do not acknowledge that 58.7 acres on West Chapel Road (shown on Map 5-13 on Page 5-55) are permanently preserved through the Maryland Agricultural Land Preservation Foundation (MALPF) program.
43	8-Dec	Chapter 5	Planning Area 11: Grays - The Natural Features description on page 5-65 require corrections. The park area, known as the Grays Turn Tract of Stoney Demonstration Forest, is owned by the State of Maryland and is managed by the Maryland Department of Natural Resources Forest Service. The forest serves as an educational resource where a variety of silvicultural practices, forest best management practices and wildlife habitat management practices are implemented. As such, HLT suggests that the City revise the Planning Area to exclude any lands owned by the State.
44	8-Dec	Chapter 5	Chapter 5 includes very little mention of the need for public open space as the City grows. Page 5-92 states, "Additional needs for community parks will be assessed as part of the annexation of the Planning Areas and as part of overall community and infrastructure improvements." HLT suggests the City utilize and include a more deliberate planning approach for estimating new acres of parkland required as the City population grows.

45	14-Dec	Map 4.3	Map 4.3 shows all of Swan Meadows being designated as high density including the park. I don't think I am reading wrong. Red on the key matches red on the map. I am very confused and concerned by the Swan Meadows designation being changed from medium density to high. What is the reason for this? Is there a future plan to add apartments to any area already over run by rentals? Some of these properties are managed/owned by people who do not care about their tenants let alone their properties - Is the plan to exacerbate this issue at the expense of the current residence trying to improve their neighborhood. As a 15+ year homeowner in this area I would like to know how this plan improves the neighborhood and my fellow homeowners property values and quality of life. It doesn't but I am sure someone else will profit from it.
47	14-Dec	Chapter 5	Page 5-69, Planning Area 12-Bush Chapel, The Area Type section describes the Growth Area as High Priority for Low- to Medium-Density Residential (and Commercial) Development however, Table 5.14 (on the next page) identifies no future acreage for low density residential land use and identifies 136.19 acres for high density residential land use. High density residential land use appears to be a challenge given the area's limited rural roadways and sensitive environmental features. Recommend justifying why high density residential land use is appropriate for this area (mention adjacent to existing high density residential land use; identify how this area will be accessed with respect to roads (something more than the existing narrow Bush Chapel Road)).
48	14-Dec	Chapter 5	Page 5-97, paragraph 11) b: "The City Council may reject the petition for any reason or for no reason." Explain why it would/should be acceptable for the City Council to reject a petition without reason. Wouldn't that just leave everyone confused?
49	14-Dec	Chapter 7	Page 7-1, Transportation Goals and Objectives, goal 1, first sub-bullet: To the end of the first sentence "Continue to evaluate the existing transportation infrastructure;" add "...to address evolving traffic conditions."
50	14-Dec	Chapter 7	Page 7-10, Traffic Conditions: In this section, mention how often traffic studies are performed to understand traffic volumes and conditions on existing roadways (how often is data collected for determining the average annual daily traffic and level of service).
51	14-Dec	Chapter 8	Page 8-12, Table 8-11. Largest Employers: Would it be possible to add another column to show how many employees at each of these companies are residents of the city of Aberdeen?
52	14-Dec	Chapter 9	Page 9-1, Chapter 9-Environmental Resources and Sensitive Areas. This chapter does a great job of addressing this topic for the current City of Aberdeen property. Recommend expanding the information provided to cover the Planning Areas and adding a goal which would ensure environmental resources and sensitive areas will be considered when annexing properties into the City of Aberdeen.
53	14-Dec	Appendix C	Appendix C-Public Involvement, Page 1 of the Visioning Workshop #3 Group Exercise Comment Compilation. Please correct the spelling of participant Paul Fallace (not Fullace).
54	14-Dec	General	How does the public get the opportunity to review the proposed final draft? Recommend extending the schedule to allow for public review of document that has addressed comments;
55	14-Dec	Chapter 4	In Chapter 4 on Table 4-2 it says "unofficial"; there's also a zoning map that seems to show Victory Park as high density. When did that get approved? How do we make comment on something that is unofficial? Agree that there should be an extended review period for the public
56	14-Dec	General	Feel strongly that historic preservation should have it's own chapter in the comprehensive plan. Plan has been crafted well overall. Provided outline (handed directly to commission) that gives background info on why it's important to include historic preservation; Bel Air, Harford County, etc. all have separate chapter; sustainability IS preservation. If MHT is already invested per the comments provided, the City should support as well.
57	14-Dec	General	Distributed historic map; B&O train station as a focus, referenced shots of soldiers leaving the train station to emphasize role it has played in history of the City; City ordered the station to be demolished, however Historical Society intervened and took over care of the station. Planning to complete the exterior renovations once funding is secured. Would like the City to invest in a preservation committee/staff
58	14-Dec	General	Swan Meadows region is changing from R-2 to R-3 zoning. Will involve the EPA Environmental Justice Group if necessary. This plan will fail without realizing major issues within Aberdeen. How can we realize a vision when slumlords aren't held accountable? Vet renters first. A burned out building is only a block away; the current code doesn't have enough teeth to fight these issues. East side has become a dumping ground for mentally ill and slumlord renters. Issues of gangs and heavy drug use are impacting our schools and Swan Meadows is being exploited.

59	14-Dec	General	current plan doesn't show what the property is actually zoned - low density residential. Business has existed on this property for 22 years and is zoned commercial in zone 5. If this changes, the business will not be allowed in that area. Will be requesting annexation.
60	14-Dec	General	Against re-zoning for high density. You say we need affordable housing, but we already have it. Just need to get rid of slumlords and stop allowing people to purchase homes then turn them into air b&b's.
61	14-Dec	General	high density on other side of 95 is not appropriate for the area, totally against it. There is not enough infrastructure available. Who is going to pay for the infrastructure needed? Building isn't needed. What about providing water lines? Stop growth, it is not beneficial to the City. Build a water tower first. Water and sewer lines are already failing.
62	14-Dec	General	Home has been in Aberdeen since 1966. Housing changed to high density in his area. Schools cannot handle more students, water lines are dilapidated and failing. Apartments should go on route 40, not anywhere else. Windemeir has plenty of green space but City seems to want to limit green space on east side. No one in council lives on that side of Town so they ignore issues. Infrastructure should be a focus.
63	14-Dec	General	East side resident; concerned with R-3 zoning of the area. Yards and homes are relatively small and there is a need for green space for kids to play. There are no sidewalks for safe walking to and from school. Schools cannot handle more children moving to the area. Infrastructure issues are major on the east side - sink holes, traffic issues. There is a major lack of resources and there is a lot of concern if area is left as R-3 zoning.
64	16-Dec	General	This comment came into the Museum via the Guest Book comments: " Great History. Would love to tour the old homes. You must save the Victorian homes. Do not demolish! Have them on National Register. Have tours on some (with furniture) can make \$ for tours. Pull together your resources for history from beginning to present. New buildings are dull - old ones worth saving, even moving."
65	16-Dec	General	Before proceeding any farther with the present Comprehensive Plan, I recommend taking inventory of what Aberdeen already has. Aberdeen does not lack existing areas of attraction; they simply need to be recognized and put to use. 1) Value Aberdeen's History: Here I will address Aberdeen's historic homes and buildings. Aberdeen has a rich and interesting history. The value of Aberdeen's history has already been addressed in the document jointly written and submitted by Friends of the Aberdeen Train Station and the Aberdeen Historical Museum. If given suggestions are implemented, the historic district of Aberdeen can contribute to renewing the vitality of the surrounding area by becoming a focal point for community involvement and tourism. It can become a catalyst for other community enhancements. 2) Value Aberdeen's Green Spaces: people do not like to be packed in like sardines Just as the pages of a book has margins for the eye to rest (the print never goes to the edges of the pages for a reason), people need to feel they have safe open spaces to wander and play. Communities need to be dotted with playgrounds and parks for emotional rest. The area beyond Ripken Stadium (Seibert Farm) has beautiful woodlands, fields, and streams. Develop that, not into townhouses and apartments, but an outdoor scenic attraction with footpaths, trails, a picnic area, and pavillion. Again, such features will be seen as desirable by both residents and visitors alike.
66	20-Dec	Land Use	<p>The Aberdeen East Action Committee (AEAC), a community advocate organization within Aberdeen, with nearly a hundred members, would like to share our great concerns over the land-use and zoning for our community as depicted in the City of Aberdeen 2022 Comprehensive Plan. As one of the Plan's objectives is to consider the quality of life for our residence including examining zoning and future land use. We foresee any lack in attention to our concerns will result in efforts to exploit our underprivileged community, as we made clear during the Public Comment Meeting on 14 December.</p> <p>The oversaturation of multi-family properties within East Aberdeen has resulted in difficulties for us to obtain a healthy stable community. As, there is a strong correlation between large numbers of so called affordable multi-family structures and the increases in crime and traffic[i]. As a result, the AEAC considers the proposed future Plan-Use Map (4-3) depicted in Chapter 4 if realized, will lead to greater hardship and a significant impact to the general welfare and quality of life of our residence. We consider that if this Plan is approved as is, it will be in great violation of environmental justice, as the only benefiter will be the powers within our city to profit off our misery. Therefore, we demand the following:</p>
			Comment 1 - That the Planning Committee return the land use for Swan Meadows and those properties located east of Post Road along E Bel Air Ave, to remain medium-Density Residential as depicted in Map 4-1 (Current Land Use). We do not see any justification for such areas to be planned for High-Density Residential as depicted in Map 4-3 (Future Land Use).

			Comment 2 - That all Greenspaces that appear within the Swan Meadows Community as shown in the Current Land use Plan (Map 4-1) be reinstated in the Future Land Use Map (Map-3). This would include liberty Park along with the land adjacent. Greenspaces are crucial element of Environmental Justice and assist in providing a greater quality of life for our residences.
			Comment 3 - That the committee call to rezone Swan Meadows and those properties located east of Post Road along E Bel Air Ave to R-2. This to reflect our current land use as medium-density residential as depicted in Map 4-1. We strongly believe our R-3 zoning designation is a mischaracterization which is not in the best interested of our community.
			We request that any indifference to our demands, to prevent any future exploitation of our community be conversed with us prior to the finalization of the Plan to allow us the opportunities to coordinate with our connections within the EPA Environmental Justices Legal Division to advocate on our behalf. In addition to these land use/zoning demands, the AEAC has general recommendations that we would strongly encourage the Committee to also adopt within the City Plan. This as the Plan's goal is also intended to address shortcomings within the City's Current Codes and policies. The AEAC has great fear that our desired goals for improvements within the downtown and train station areas will fail, unless these following additional parameters are also explored.
			Comment 3 – We strongly recommend that the Committee adopt within the Plan a call to reform the city codes to hold slumlords accountable through a proper vetting process and use of a renter register as in Havre de Grace, MD. The downtown / train station area is incased by a considerable number of properties retained by slumlords, whom without care often do not properly vet tenants - which has led to the increase of troubling individuals within our community that pray within.
			Comment 4 – We strongly recommend that the Committee adopt within the Plan measures to strengthen Structure Code Standards. The downtown / train station area is surrounded by dilapidated properties. Many are heavily damaged by fire, such as the property at 5 Post Rd, at the crossroads of our community. AEAC understands that revitalization efforts can never be fully realized with current code standards.
			Comment 5 – We strongly recommend that the Committee adopt within the Plan measures to limit the oversaturation of special conditioned properties such as halfway houses and those associated with mental health. Such properties within a specific area should be limited and be required to register as a business and zoned for commercial areas. The downtown / train station areas surrounding East Aberdeen is currently overwhelmed as a dumping ground (a campus) for the mental ill and littered with halfway houses. These properties tend to be run by organizations with poor supervision and lack in community safety. The AEAC does not believe that city plan improvements can be realized unless great efforts are called to address such properties.
			Should this committee request additional information or insight to our demands and recommendations, we will be happy to work with the committee. Thank you for your attention and consideration. Should you require additional information, please feel free to contact Paul Clark at pclark79@aol.com
67	3-Jan	Chapter 10	1. Please change the City Water and Sewer Planned Service to 0-5 years for Planning Area 5 (Old Robinhood) and Planning Area 12 (Bush Chapel) in Chapter 10, table 10-3 and map 10-1).
68	9-Jan-23	MDP Comment Responses	Maryland State Visions Section 3-201C of the Land use Article: <ul style="list-style-type: none"> • Recommended adding verbiage of the 12 visions in each introduction paragraph of the chapters Public Safety, Fire, and Emergency Services • Noted that the comment states fire and EMS are volunteer-only, however EMS is paid Libraries, Activity Center <ul style="list-style-type: none"> • Noted that the activity center is currently under development, and both would not be considered for a city CIP spending plan Health Services <ul style="list-style-type: none"> • Noted that the comments states UMUC will be developed, but is already being developed and providing services Land Use Mapping <ul style="list-style-type: none"> • Agreed to mapping changes, however, Annexation #16-R-03 is listed in table 4-3 Water Resources Element <ul style="list-style-type: none"> • Noted the City has a purchasing agreement with Havre de Grace and new line will be completed

Future Growth

- Table 5-3 needs further clarification
- Did not agree that a high priority designation for Planning Areas 8, 9, and 10 would detract from the redevelopment initiative of the downtown/TOD

Agreed that the map on page 1-1 should be amended

Agreed that the community facilities goals, bullet two should include apartment units

Agreed to changing STIP to CTP

Definition of AADT should be revised

69	9-Jan-23	MDOT Comment Responses	Questioned whether it was feasible to widen MD-22 from Bel Air to Aberdeen
70	9-Jan-23	DNR Comment Responses	Suggested using the phrase habitat loss in place of over development
71	9-Jan-23	MHT Comment Responses	Suggested additional information on historic preservation as an expansion of the information included in Chapter 2.
72	4-Jan-22	General	I take exception to the comment about there not being flooding in the Aldino-Stepney Area; need to pinpoint an area/horizon line and come up with some sort of success measurement tool
73	4-Jan-22	General	Agree that the horizon/window for the plan should be 10 years.
74	4-Jan-22	General	Agree that the horizon should be 10 years; agree that historical preservation should be expanded on within the plan
75	4-Jan-22	General	Somewhat lost in the details of the plan; what are the priorities of the City? There is concern for housing and whether the City is actually focusing on citizens' concern; Do we have a clear vision outlined for housing? We need to make sure that our decisions keep a clear focus on existing citizens. We don't want to grow so much that we cannot handle traffic.
76	4-Jan-22	General	Infill is addressed in the plan; the City has no control over housing on APG; Harford County Comments on GA 8 and GA 9 - maybe we start to work with Harford County a little more and try to mesh ideas a little more; 7-1 Implementation- is there something that updates you on the contact info so that communication remains open with point of contact (possibly state wide)
77	4-Jan-22	General	Comprehensive plan is a cook book of items; tried to identify constraints and issues if the area is developed; we should look at measured improvements not specific items/issues.
78	4-Jan-22	General	Agree with the decisions and direction the council is going in; only concern is some of the planning area designations - will follow up with comments; should try to mesh plans with the County Vision as well; need to try and pay attention to the infrastructure that's available.
79	11-Jan-23	Chapter 4	Technical Error: Table 4-4 identifies the residential development project, The Edge at Middleton, as multi-family residential. However, Maps 4-1 and 4-3 don't reflect this type of land use. It should be marked in red color, high density residential, but in 4-1 it is coded dark green, Open Space/Forested, and in 4-3 it is coded as light blue, Highway Commercial.
80	11-Jan-23	Chapter 5	Recommendation: Recommend that goals for growth and enhancement within the current city limits of Aberdeen should be addressed in a separate chapter. Addressing this topic as an element of Chapter 5 (municipal growth area 1) along with 12 other potential growth areas may exacerbate the perception that the plan does not prioritize the needs of the current citizens of Aberdeen. Indeed, the future land use recommendations within the current city limits warrants just 1 ½ pages and is greatly lacking in specifics.
81	11-Jan-23	Chapter 5	Recommendation: The sections within Chapter 5 that describe each of the 13 planning areas contain a map showing the location and bounds of the planning area. Since the point of each of these descriptions is to discuss the potential future use of these areas, each of these sections should also include maps showing the current and future use for that particular planning area. This will greatly assist the users of this plan to understand the planning area location, as well as the evolution that the city envisions, all within one section of the document. In addition, the maps for each section are at a resolution that include road layouts and other geographical landmarks that will assist plan users understanding and contribute to transparency. This level of resolution is not available in map 5-4, Planning Areas Existing Land Use, and map 5-5, Planning Areas Future Land Use.

82	11-Jan-23	Map 5-4	Technical Error: Map 5-4, Planning Areas Existing Land Use, contains errors in planning zone 3, Pulaski. The entirety of the Pulaski planning Area is coded as High Intensity Commercial. A simple review of imagery from Google Earth at coordinates 39o31'20" N, 76o08'42" W clearly shows a portion of the planning area for which the current use is agriculture.
83	11-Jan-23	Map 5-4	Technical Error: Map 5-4, Planning Areas Existing Land Use, contains errors in planning zone 4, Barkess. A portion of this planning area is coded as medium density residential. A review of imagery from Google Earth at coordinates 39o31'22"N, 76o08'45" W shows that a part of the area coded as medium density residential is in fact currently being used for agricultural purposes.
84	11-Jan-23	Map 5-4	Technical Error: Map 5-4, Planning Areas Existing Land Use, appears to contains errors in planning zone 6, Titan Terrace. A significant portion of this region is shown as Open Space / Forest. A review of imagery from Google Earth at coordinates 39 32 05 N, 76 09 08 W clearly shows that there are existing homes within the region that appears to be designated as Open Space /Forest. (see comment 2, Chapter 5 above regarding recommendation to add higher resolution maps for each planning area)
85	11-Jan-23	Chapter 5	Technical Error: In the description of Planning Area 4, under the heading Future Land Use Recommendation, the following is stated: "Commercial or light industrial uses along the US 40 frontage would also be consistent with historicdevelopment patterns." Planning Area 4 does not have frontage on US 40. The frontage on US 40 in the vicinity of Planning Area 4 is contained in Planning Area 3, Pulaski.
86	11-Jan-23	Chapter 5	Observation: In the description of Planning Area 4, under the heading Future Land Use Recommendation, the following is stated: "New residential development should utilize transportation connections with the existing residential developments adjacent to Barkess and within the City." There is currently only one potential means of ingress to Area 4 that matches this description and this is Grasmere Drive in the Windemere Development. If this is not the intent then recommend that you clarify. If it is the intent then recommend the impact of this be discussed in Chapter 7 – Transportation.