



LVMG Phase II Zoning Meeting Minutes

December 15, 2021 6pm via GoToWebinar

Scott Brown, Director of IT for LSMMD reviews Webinar controls.

Introduces Tom Meachum.

Tom Meachum, attorney for LVMG goes over meeting protocol. Asks for physical addresses. States the meeting will be available online for two weeks following the meeting. Comments and questions will be available to make/ask. Minutes will be taken and given out to all in attendance.

This project was intended to be constructed in two phases. Phase 1 is complete. Phase 2 includes 17 additional units than what was originally approved in the phase 1 approval process. Jeff Branch will go over plans.

The Lutheran Village at Millers Grant was originally developed and process by Howard County with the concept of two phases of construction. Phase 2 includes 17 additional units from the earlier approved plan.

Once planning and zoning is satisfied, they will return petition and the planning board will make a recommendation on the proposal. A meeting will be hosted, community can ask questions at the planning board meeting. The zoning and planning meeting and hearings will be posted in the paper, so everyone is aware on when they take place. The petition can be granted, denied or granted with conditions.

Jeff Branch, President & CEO of LSMMD and LVMG

Thanks Tom Meachum and introduces himself to all.

Shares some background about Lutheran Village at Miller's Grant. The community is a not-for-profit, faith based continuing care retirement community.

Provide residential services and care to residents who are 55 and better from all backgrounds and religious preferences. Offer independent living, assisted living and skilled nursing within our community currently.

Roots of the organization go back 40+ years. Affiliated with the Delaware/Maryland Synod of the Evangelical Lutheran Church of America.

Lutheran Village at Miller's Grant opened in 2016. Since 2016, the team has developed relationships throughout Howard County including the Chamber of Commerce, Howard County Community College, Backpack for Buddies which provides food for underserved elementary school students in Howard County, Lincoln Tech and Gilchrist Greater Living- Hospice. Have partnered with local restaurants and bakeries and sought opportunities throughout the pandemic to support them.

Have hosted interns who are students at University of Maryland Baltimore County. This demonstrates our strong ties to the community at large and our ongoing commitment to further develop relationships.

PowerPoint presentation:

1st slide shows the community as it is today. Main entrance is off Frederick Rd and adjacent to the Charles E Miller Branch Library & Historical Center.

Next slide depicts what was constructed in phase 1. The zoning board approved a proposal originally for 2 phases of development. Phase 2 is in part what the board originally approved. We have simply added 17 units.

The community is currently at 100% occupancy. The occupancy reflects the need in Howard County for senior housing. It also reflects a community with a solid reputation of service and care delivery.

The original plan did not include memory support. The addition of memory support would be beneficial to our residents and helps fulfill a growing need within our community and in Howard County. The Phase 2 development will complete the community and fulfills a promise to our residents.

Presents slide that shows a site plan depicting the community as it is today and shows where each new building will be located. Bottom right corner shows the healthcare addition being proposed.

The middle of the slide being presented shows the Performing Arts Center & Chapel. This is located on the back side of the community. At the top of the page is the independent living addition being proposed. A restaurant will be located within the building and only available to residents of Lutheran Village at Miller's Grant.

Next slide - In 2016 and 2018 Ellicott City experienced catastrophic flooding. As a result of the floods, Howard County enacted changes to its flood mitigation plan. The watershed master plan is a comprehensive, long-range document that creates a community-driven vision for historic Ellicott City and the Tiber Branch Watershed. In 2020, we began working with Daft McCune Walker (DMW) to perform an environmental study and address storm water management needs related to this project and meet requirements laid out in the Howard County flood mitigation plans.

The following bullet points come directly from this study:

Stormwater Management for the project is designed to meet the current requirements of Howard County. The runoff from the site is managed by four micro-bioretenion facilities and by enlarging the existing stormwater basin located at the northwest corner of the property. Two of the micro-bioretenion areas will be located south of the apartment addition and two will be located between the apartment addition and the parking lot to the north. These facilities have been designed to be integrated into the surrounding areas to create landscaped features with seat walls.

Parking - The plan proposes the expansion of the existing parking lot at the south end of the site as well 15 parallel parking spaces along the inside edge of Fathers Legacy.

The project also proposes to modify the existing parking area adjacent to the proposed chapel. This area will be modified to include parking for 27 cars and 6 golf carts. The overall site will require 371 parking spaces per the zoning regulations. The site layout proposes a total of 405 spaces for automobiles and 6 spaces for golf carts.

Outdoor Amenities - The plan proposes several outdoor amenity areas with patios that have tables and chairs for seating just outside the proposed gastropub as well as fire pits and an outdoor kitchen.

A large outdoor seating area is also being added outside of the existing pub as well, which includes a fire table and a large pergola structure.

Memory Garden - Additionally, a large memory garden is proposed to serve residents of the memory care unit. This memory garden will incorporate walkways and seating for residents in an environment specifically designed to stimulate the brain with therapeutic features including carefully selected plants. This memory garden also includes a small garden table that will allow residents to participate in small projects that can stimulate memories as well as a water feature to stimulate the brain through sounds, smells, and activities.

Next slide: As part of this project Howard County requires us to perform a traffic study. To a point, any development will increase traffic. The thing about seniors, is that many more of them are retired when compared to younger families. This means that on average, they'll have less people living in each home, they'll have fewer cars, will not be traveling as often, and especially not at peak travel times. Statistically speaking, a senior housing community will generate less neighborhood traffic than a less dense, single family home neighborhood.

A third party called "The Traffic Group" has provided the following information related to the traffic study:

New traffic counts were conducted on Tuesday, November 9, 2021, at the study intersections between the hours of 7–9 AM and 4–6 PM.

The study intersections included:

Frederick Road and Centennial Lane

Frederick Road and Plumtree Drive

Frederick Road and the Site Access

The intersections are currently operating with optimum Level of Service “A” conditions in the morning peak hour, and during the evening peak hour, Level of Service “A” or “B” conditions.

The traffic counts show the existing site generated 75 trips during the morning peak hour and 49 trips during the weekday evening peak hour.

The turning movements at the site access show approximately 60% of the traffic has orientations/destinations to and from the east on Frederick Road with 40% to and from the west on Frederick Road.

The traffic evaluations considered future traffic increases due to regional growth and approved developments based upon a 2024 design year.

The proposed Phase 2 development of the site is projected to generate 19 trips during the weekday morning peak hour and 25 trips during the weekday evening peak hour based upon typical ITE trip generation rates. These trips are projected to be equally split between entering and exiting so that the total entering vehicles are approximately 9 in the morning peak hour and 12 in the evening peak hour with 10 vehicles exiting in the morning and 13 exiting in the evening peak hours. This equates to approximately one vehicle every 5 minutes entering and exiting the site. Obviously, this will have a negligible impact on traffic conditions.

The projected 2024 total traffic volumes considering existing traffic, background traffic, and the proposed Phase 2 development of the site do not result in any level of service changes. All study intersections are projected to remain operating with optimum Level of Service “A” conditions in the morning peak hour and good Level of Service “A” or “B” conditions during the weekday evening peak hour.

A full Traffic Impact Study will be submitted to the county in accordance with their Adequate Public Facilities requirements.

Presentation concluded, looks forward to having the opportunity to complete the community and further serve the residents. Asks if there are any questions.

Question 1: Will the PP presentation be included in the minutes that are being sent out after the meeting?

Tom Meachum responds that it certainly can be.

Question 2: Why are you going to the zoning board? What rezoning is required?

Tom Meachum responds - It's not a rezoning, we are amending a plan to add units. That requires zoning board approval.

Question 3: What is the timeline?

Tom Meachum responds - Hope to file the petition by year end, then await approval from zoning board. Hope to get final approval no later than the beginning of next summer.

Jeff Branch thanks everyone for attending the meeting. Video will be posted for 2 weeks on the website and share an email to which further comments can be made. In accordance with County ordinances, staff will be emailing those persons enrolled for tonight's hearing to secure their physical address which must be included in the submission to the Planning Commission.

Thanks everyone in advance for their cooperation.

Wishes everyone a wonderful holiday season and a Happy New Year.

Meeting is concluded at 6:28 PM

11 people outside of staff were in attendance:

Kevin Baker, Angie Boyter, Steve Brown, Michele Happel, Don James, Frankie Millier, Bob West, Maury Zeitler, Marvin Zerkowitz, A.P. Moore, Rich Pardoe,

Staff included: Scott Brown, Jeff Branch Steve Powell, Michelle Gloria-O'Bryant, Michelle Rosenheim, Anne Kempself

