

**LIQUOR CONTROL BOARD FOR HARFORD COUNTY, MARYLAND**  
16 North Main Street, Bel Air, MD 21014

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**MEETING MINUTES**  
December 7, 2022

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**This meeting took place at the County Council Chambers, 212 S. Bond Street, Bel Air, MD 21014.**

**CALL MEETING TO ORDER**

Meeting was called to order by Chair Majewski. In attendance were Vice Chair Merchant and Commissioners Welch, Burdette, and Goddard along with Board Counsel Amy K. Finneran and General Manager W. Michael Crabbs.

**PERSONS SCHEDULED TO APPEAR BEFORE THE BOARD**

1) KPD Group, Inc. T/A Moores Mill Convenience with Beer and Wine (PROTEST HEARING)

Bipin R. Patel, President, KPD Group, Inc. T/A Moores Mill Convenience with Beer and Wine, 1302 E. Churchville Road, Bel Air, appeared along with their attorney, Joseph F. Snee, Jr., in connection with an Application for Change of Class for this Class A – BW - Off Sale Only License. Mr. Patel is requesting a change in class to Class A – BWL – Off Sale Only License. Mr. Patel is the sole member of the corporation and holds 100% of the interest and will continue to serve as the Responsible Operator. All approvals have been submitted and there are no outstanding items.

Testimony was heard and evidence presented on behalf of the Applicant by:

- Nick Conits, property owner at 1302 E. Churchville Road, Bel Air
- Bipin R. Patel, President, KPD Group, Inc. T/A Moores Mill Convenience with Beer and Wine
- Gerald R. Patnode, Jr. D.Ed., G. R. Patnode & Co., L.L.C.
- J. Mark Keeley, PTP, Project Manager, Traffic Concepts, Inc.

Additionally, the Board Office received notice of protest via email from the following persons who were represented by their attorneys, Linda C. Carter and David Carter, and testified during the hearing:

- Michael Scheuerman, Scheuerman Enterprises, Inc. T/A Friendship Wine & Liquor
- Hitesh Patel, Neil & Sahil, Inc. T/A Greenbrier Liquors
- Charles L. Dean, Blue Moon Investments, Inc. T/A Bel Air Liquors

Mrs. Carter requested a continuance as she felt the floor plan submitted by applicant was not correct and discussion was held. Motion was made by Vice Chair Merchant and seconded by Commissioner Goddard to move into Executive Session to seek legal counsel. Before the vote, Mr. Snee questioned Mr. Patel about his floor plan and discussion was held about the store layout. At 10:43 a.m., motion was then made by Commissioner Goddard and seconded by Vice Chair Merchant to move into Executive Session to consult with counsel; the vote was unanimous.

At 10:51 a.m., motion was made by Commissioner Goddard and seconded by Commissioner Welch to return to open session. Chair Majewski stated that the commissioners determined that applicant's drawing is not to scale and is not an accurate depiction of having the walk in cooler box, but the Commissioners understand the cooler box is still a part of the square footage. When making their final decision, the Board will take into account the inaccuracy of the drawing and that will weigh in the decision. Mrs. Carter's request for a continuance was denied.

At 1:41 p.m., the hearing was suspended as the County Council Chambers were reserved for the afternoon to conduct other business. Motion was made by Vice Chair Merchant and seconded by Commissioner Goddard to continue the hearing at the Board's office, 16 N. Main Street, Bel Air.

### Findings of Fact & Decision

The Board considered the testimony and evidence from both the applicant and its witnesses and those opposed to the license. The Board reviewed the list of factors to be considered when deciding whether to approve a new license, and after analysis of each factor, the Board determined the following:

1. the public need and desire for the license;

The Board felt that the continuing growth in the area and the convenience of the location supported the public need and desire for this license.

2. the number and location of existing license holders and
3. the potential effect on existing license holders of the license for which application is made;

The Board felt that the evidence presented regarding the number of existing licenses within a 5-mile radius was relevant and persuasive. Only one liquor store would be directly impacted and is in the Greenbrier Shopping Center on the south side of E. Churchville Road. However, the Board discussed the safety of the motoring public traveling on Churchville Road and the convenience already provided by the current licensee at Moore's Mill Convenience with Beer and Wine. Additionally, the Board discussed the current licensee would only be adding "liquor" as the licensed location already is licensed to sell Beer and Wine. By adding the availability to purchase liquor at the location it would offer the added convenience for its current customers to make their liquor purchases (if they so desired) at one location.

4. the potential commonality or uniqueness of the services and products to be offered by the business of the applicant.

The licensed location will continue to provide "convenience type items" to the surrounding communities.

5. the impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic, parking, or convenience;

The Board noted the convenience factor of the proposed establishment being on the right side of the described traffic pattern and felt that factor would increase safety in the community. The Board noted other areas in the immediate vicinity that are not safe to cross based on traffic and location of businesses. Regarding crime and parking, the Board noted the proposed area is probably one of the lowest crime areas in the county so they did not believe there would be a negative impact on the community in that regard.

Based on the above findings, motion was made and seconded to grant approval of the application contingent upon the following stipulations which the License Holder has agreed to when presented to him by the Board and with his legal counsel present at the hearing:

1. As the licensee, Mr. Bipin R. Patel agrees not to use the name "Greenbrier Wine and Spirits" as a "doing business as" designation and will release the trade name ownership on file with the State of Maryland.
2. The licensee, Mr. Bipin R. Patel shall comply with all applicable zoning requirements.
3. The licensee, Mr. Bipin R. Patel, agrees that no more than 850 square feet can be designated for the sale of liquor (excluding storage).

**ADMINISTRATIVE BUSINESS**

1) D&M's Tiki Bar & Crab Deck, L.L.C. T/A D&M's Tiki Bar & Crab Deck – Outside Service Area

D&M's Tiki Bar & Crab Deck, L.L.C. T/A D&M's Tiki Bar & Crab Deck has submitted an Outside Service Area Application. Motion was made to approve the application; motion was seconded, and application was approved.

2) Ken's Crab House, Inc. T/A Baldwin's Seafood Restaurant & Lounge – Request for Seasonal Closing

License holder submitted written request to close the business from November 20 for the season and reopen on March 1, 2023. Motion was made to approve the seasonal closing through March 1, 2023, was seconded and approved.

**STAFF REPORT / PUBLIC COMMENT / BOARD COMMENT**

2) Financial Audit

The auditor will attend the meeting on December 14 to present the audit.

2) Copier Replacement

The search continues for a replacement for the copier; two proposals have been received. Staff will meet with one more vendor and present the results to the Board.

**ADJOURNMENT**

There being no further business, motion was made to adjourn the meeting, motion was seconded, and the vote was unanimous.

Minutes from the Harford County Liquor Control Board Meeting on December 7, 2022, have been reviewed and approved by the following:

  
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Paul J. Majewski, II, Chair

  
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Mary Sporre, Secretary