



**Town of Port Deposit
Planning Commission Meeting Minutes
March 23, 2017**

CALL TO ORDER: called the meeting to order at 7:10 p.m.

PRESENT: Jeff Heck, Chair, Bill Zimmerman, Vice-Chair, Hannah Moise, Randa Thiele, Town Administrator Rinkerman, Legal Counsel Herring, Code Enforcement Officer Mann

ABSENT: Council Liaison Kevin Brown, Laura Luongo, Sterling Shuman

MINUTES: Minutes from the January 26 meeting were presented for approval.

Motion was made by Mr. Zimmerman to approve the minutes. Second by Ms. Thiele. All in favor, motion carried.

NEW BUSINESS:

66 South Main Street – Candace Gooch. Change of use.

- Ms. Gooch provided an explanation of what their intent for the property. (Keep it as a bed and breakfast, but open it to the public for breakfast/brunch.) They would probably open around 6:00 a.m. and close at noon.
 - Sit down meals would only be available on the weekend. During the week, they would operate as a take out.
- Code Enforcement Officer Mann commented that this is actually an additional use rather than a change of use.
- Town Administrator Rinkerman commented that it is zoned properly and that they do have parking.

Motion was made by Ms. Thiele to approve the application as submitted. Second by Ms. Moise. All in favor, motion carried.

10 South Main Street – Martha Barchowsky. Change of use.

Motion was made by Ms. Thiele to table the application until more information is received. Second by Ms. Moise. All in favor, motion carried.

129 South Main Street - Cecil County Gov't. - Waste Water Pumping Station Marina Park.

- Chris Rodgers from AECOMM and Phil Muzik (Division Chief, capital projects) from Cecil County were present.
 - They interpret the use as a neighborhood essential service.
 - Flood plain and the need for four pumps dictate the size of the building.
 - Flood plain elevation is 11 feet.
 - First floor will be at 17 feet.

- There must be two hours of storage at average flow beneath the generator for emergencies.
- The County and the Town are in discussions about the boundary of the plot. County and Town the surveyors March 24.
- Ms. Thiele asked if any alternate sites were looked at; Mr. Muzik replied that they had not because they own this property.
- The Town engineer report will be available for the next meeting.
- Timeline to advertise is slated for June.

Motion made by Ms. Thiele to table the issue until the next meeting. Second by Mr. Zimmerman. All in favor, motion carried.

OLD BUSINESS – There was no old business.

ADJOURNMENT

The meeting was adjourned at 7:38 p.m.

Approved:

Jeff Heck, Chairman