



**Town of Port Deposit
Planning Commission Regular Meeting Minutes
Conference/Video Meeting
June 25, 2020**

The public was invited to call into the meeting via videoconferencing or audio by phone.

Chairman Heck called the meeting to order at 7:03 p.m.

PRESENT: In person: Chairman Heck, Commissioner Shuman and Town Administrator Rinkerman. Via Zoom: Vice Chair Davidson, Commissioner Komisar, Councilman Knight, and Jack Gullo - Esquire.

ABSENT: Council Liaison Brown

MINUTES - Minutes from the May 28, 2020 Meeting were presented.

Motion was made by Commissioner Komisar to approve the minutes from the May 28, 2020 Meeting. Seconded by Vice Chair Davidson. Commissioner Komisar, Vice Chair Davidson, and Chairman Heck in favor. Commissioner Shuman abstained due to being absent at the May 28, 2020 meeting. Motion carried.

FILE NO. 07-2020

FOR: Special Exception for a home occupation for a law office.

ADDRESS: 73 N. Main Street, Port Deposit

APPLICANT: Kline Law Group, LLC – Robert Kline

TAX MAP: 700 PARCEL: 148 ZONING DISTRICT: Central Business District (CBD)

Applicant Robert Kline presented his special exception application for a home occupation for a law office at 73 N. Main Street. Mr. Kline reviewed Section 175 and Section 184 of the Town of Port Deposit Zoning Code with the Commission and the regulations stated for home occupations. He addressed each regulation stated and provided details of how his home occupation would meet each of the regulations placed.

The Commission discussed the application and determined that home occupation for a law office at 73 N. Main Street is a permitted use and does not require a special exception. Mr. Kline will submit a sign application to the Historic Area Commission.

The Board of Appeals hearing scheduled for Tuesday, July 14, 2020 will be cancelled.

OLD BUSINESS – Counsel Gullo discussed the Zoning Code amendments to Article X, Section 175 Table of Permissible Uses with the Commission. The discussion focused on clarifying and creating definitions for terms used throughout the Zoning Code.

The Commission discussed options for review of residential components of the code.

Town Administrator Rinkerman presented the definitions which need clarification in the Zoning Code relative to recreational opportunities. Councilman Knight discussed with the Commission thoughts for potential amendments to the Zoning Code, and details on the third party recreational camping businesses. Discussion ensued regarding the matter. Town Administrator advised that the amendments would be presented as a Resolution to the Planning Commission at their next meeting.

NEW BUSINESS

Review Rice Tot Lot Dog Park Project – Town Administrator Rinkerman presented the application submitted to DNR for the Rice Tot Lot Dog Park Project.

Motion was made by Commission Shuman to approve the Rice Tot Lot Dog Park Project. Seconded by Vice Chair Davidson. All in favor. Motion carried.

Chairman Heck made a motion to adjourn the meeting. Seconded by Commissioner Komisar. All in favor. The Planning Commission meeting was adjourned at 8:45 p.m. The meeting was recorded and audio is available upon request.

Approved:



Jeff Heck, Chair