



**Town of Port Deposit
Planning Commission Regular Meeting Minutes
Conference/Video Meeting
August 27, 2020**

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

Chairman Heck called the meeting to order at 7:00 p.m.

PRESENT: In person: Chairman Heck, Commissioner Zimmerman, Town Administrator Rinkerman, and Councilman Knight. Via Zoom: Vice Chair Davidson Commissioner Shuman, Commissioner Komisar, Legal Counsel Jay Gullo, and Chris Rodgers - AECOM.

ABSENT: Council Liaison Brown

MINUTES - Minutes from the July 23, 2020 meeting were presented.

Motion was made by Chairman Heck to approve the minutes from the July 23, 2020 meeting. Seconded by Vice Chair Davidson. All in favor. Motion carried unanimously.

PUBLIC HEARING

Resolution 07-2020 – Text amendment to the Port Deposit Zoning Code, Article XI, Section 175 Table of Permissible Uses and Section 178 Camping and Recreational Vehicle Parking

The commission members reviewed Resolution 07-2020. Discussion ensued regarding the camping and vehicle site limitation and regulation and enforcement of the regulations.

No public comment.

Motion was made by Commissioner Komisar to approve and recommend Resolution 07-2020 to Town Council. Seconded by Vice Chair Davidson. All in favor. Motion carried unanimously.

Resolution 08-2020 – Text amendment to the Port Deposit Zoning Code, Article XI Supplemental Use Regulations, Section 211 Festivals, Event of Public Interest or Special Events, Occasional Outdoor

The commission members reviewed Resolution 08-2020. Discussion ensued regarding the application process for determining potential noise issues, and current noise regulations and enforcement of noise violations as per the Port Deposit Code.

No public comment.

Motion was made by Chairman Heck to approve and recommend Resolution 08-2020 to Council. Seconded by Commissioner Shuman. All in favor. Motion carried unanimously.

NEW BUSINESS

Review Proposed Zoning Code Amendment for Residential regulations – Legal Counsel Gullo advised the Commission that the Residential Area of the Zoning Code is in need of various amendments; however, the focus of these proposed amendments reflect the request to permit townhomes in the CBD.

Chris Rodgers – AECOM reviewed the proposed amendments to clarify and simplify the language regulating the type of dwelling units permissible in the town as stated in the Zoning Code. This included various revisions to the Table of Permissible Uses, Supplementary Use Regulations, Building Setback Requirements, and Schedule of Zone Regulations.

The proposed amendments will be placed on the September meeting agenda for further discussion.

Chairman Heck made a motion to adjourn the meeting. All in favor. The Planning Commission meeting was adjourned at 7:54 p.m. The meeting was recorded and audio is available upon request.

Approved:



Jeff Heck, Chair