



**Town of Port Deposit
Planning Commission
Work Session Meeting Minutes
August 14, 2025**

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

CALL TO ORDER

Chair Baron called the meeting to order at 6:00 pm.

PRESENT: Chair Baron, Commissioner Branch and Commissioner Allen, Town Administrator Rinkerman, Chris Rodgers – AECOM.

ABSENT: Vice Chair Komisar and Commissioner Rosenzweig.

FILE 28-2025

Applicant: Bohler Engineering – Morgan O'Donnell, P.E.
Property: Bainbridge Logistics Center – Powers Road, Lot 1A Tax Map: 23G, Parcel: 641,
Zoned: B&I Business and Industrial
Property Owner: BLC Lot A, LLC – Kate Nolan Bryden, Senior Vice President, MRP Industrial
Proposal: Final Redevelopment Site Plan - Re-development of approximately 119.972-acres
to include one (1) industrial building and site amenities including parking, utilities,
stormwater management, landscaping and lighting plans.
File 05-2025 - Preliminary Redevelopment Site Plan approved on 3/15/2025 with
conditions as stated in a letter from AECOM dated 3/12/2025, and new
drawings are required for the architectural design.
File 19-2025 – Final Subdivision Plan approved 6/12/2025 – Lot 1 from 146.751
acres to Lot 1A – 119.972-acres and Lot 1B - 26.779-acres.

The final redevelopment site plan was presented by Morgan O'Donnell, P.E. from Bohler Engineering and Reid Townsend and Kate Bryden from MRP Industrial. Ms. O'Donnell advised that the preliminary site plan was approved in March 2025 with conditions, and the final subdivision plan was completed in June 2025. The building was revised in size and height that meets the zoning requirements. Architectural updates have been added to include changing the building façade every 250 feet to meet the current regulations with different pattern designs. Separate access points have been added for Lot 1A and Lot 1B and additional employee access added along Powers Road to improve traffic flow. Approval received from Artesian for water capacity and a wastewater permit issued through Cecil County. Fire plans have been approved by the state fire marshal. Traffic Impact Study and Powers Road improvements are continuing to be evaluated with and without the proposed extension. Sound wall installation is planned along the northern and western sides to reduce noise by approximately 20 decibels, and the landscaping plan has been enhanced per tenant specifications. Existing stormwater facilities and forest conservation areas were previously approved. Anticipate final plans will be ready spring 2026 and construction completed by summer 2026.

Motion was made by Commissioner Branch, seconded by Commissioner Allen, to approve the final redevelopment site plan for Lot 1A, including the final landscape plan, final lighting plan, building elevation plans and the revised Powers Road pavement marking details, all as referenced in AECOM's August 12, 2025 review letter, conditioned upon the following:

1. The applicant providing documentation that the County Soil Conservation District and the County Division of Development Plans Review have approved the Final Stormwater Management Plans and Erosion and Sediment Control Plan prior to the Chair signing the Final Site Plan;
2. The applicant providing documentation that the MDSHA and MDTA are in agreement with the proposed off-site improvements as described in the Traffic Impact Assessment, as may be amended, prior to the Chair signing the Final Site Plan;
3. The applicant providing documentation that the comments in Cecil County's July 23, 2025 review letter regarding the Traffic Impact Assessment have been addressed prior to the Chair signing the Final Site Plan;
4. AECOM approving the Powers Road Pavement Marking Details prior to the Chair signing the Final Site Plan; and
5. The applicant executing a Landscape Agreement with the Town for the required landscaping prior to the Chair signing the Final Site Plan.

Roll Call Vote: Chair Baron – Y, Commissioner Branch – Y, Commissioner Allen – Y. Motion carried unanimously.

MEETING MINUTES

The June 12, 2025 Meeting Minutes were presented.

Motion was made by Commissioner Branch, seconded by Chair Baron, to approve the June 12, 2025 Meeting Minutes as presented. Commissioner Allen abstained. Motion carried.

ADJOURNMENT

Motion was made by Commissioner Allen, seconded by Chair Baron, to adjourn the meeting. The meeting was adjourned.

Approved:

 

Bill Baron, Chair