



**Town of Port Deposit
Planning Commission Meeting Minutes
September 26, 2024**

Chairman Baron called the meeting to order at 6:00 p.m.

PRESENT: Chairman Baron, Vice-Chair Komisar, Commissioner Bowen, Commissioner Allen, Commissioner Branch, Council Liaison Berlin and Town Administrator Rinkerman. Also in attendance was Town Attorney Tom McCarron and Chris Rogers of AECOM.

MINUTES:

Minutes from the March 28, 2024 Work Session Meeting were presented. Motion made by Commission Bowen to accept the minutes as presented, seconded by Commission Branch. All voted in favor to accept the minutes as presented.

Minutes from the May 23, 2024 Work Session Meeting were presented. Motion made by Commissioner Bowen to accept the minutes as presented, seconded by Commissioner Komisar. All voted in favor to accept the minutes as presented.

ANNEXATION RESOLUTION 06-2024 with Exhibit 1 – Petition, Exhibit 2 – Annexation Agreement and Exhibit 3 – Annexation Plan - Referred by Mayor and Council September 3, 2024 for recommendations from the Planning Commission.

Annexation Resolution, Exhibit 1. Annexation Petition with exhibits A-F and Exhibit 2. Annexation Agreement for consideration to enlarge the corporate boundaries of the Town of Port Deposit by annexation of 44.9515 +/- ACRES of land consisting of multiple parcels on Tax Map 22I, owned and known by Rock Run, LLC, Old Schoolhouse Drive, and LLC, Race Street PD, LLC:

Acct. No. 07-006020 - Parcel 32 – 42.8079 Acres; Acct. No. 07-055708 - Parcel 249 - .0015 Acres;

Acct. No. 07-055668 – Parcel 244 – 0.1248 Acres; Acct. No. 07- 026854 – Parcel 60 - .0001 Acre and .0013 Acre, more or less; and Tax Map 22I, owned and known by Albert Owens and Robert Owens, et al.:

Acct. No. 07-009437 – Parcel 0071 – 1.0035 acres; and Acct. No. 07-009431 – Parcel 0047 – 1.0124 acres, more or less on Old Schoolhouse Drive, in the Seventh Election District of Cecil County.

Town Attorney McCarron presented the annexation documents and discussed the timeline, process and Planning Commission responsibilities regarding this resolution. He referred to the map of the proposal during his discussion, explaining the growth allocation. He also talked about future zoning for annexations and gave examples of conditions the may be placed by the Planning Commission.

Mr. Joe Moran or Rock Run LLC and Tory Pierce from Frederick Ward discussed the housing development they are planning to develop within the boundaries of this annexation. The current plan is for 187 units. Approximately 75% of those units will be three story town homes with garages and the other 25% will be single family homes, both two story and one story with driveways and garages.

The following responses were given to questions from the Planning Commission:

They intend to follow the Cecil County road codes;

Schoolhouse Drive needs to be upgraded as there is no other access to the development planned at this time;

There was a question regarding the possibility of a “utility entrance” for emergency vehicles;

The pumping station needs to be evaluated for capacity as do the sewer lines going to Main Street;

They intended to do a hydrology study and capture any stormwater drainage in a new stormwater management system. There should be further discussion on this topic regarding the scope or work and drainage options to the forested areas.

A discussion followed in reference to a public recreational park area. Mr. Moran explained the layout which would include a walking path and a park pavilion with water views. He also stated it may be possible to use the three (3) acres belonging to the Town of Port Deposit to incorporate as a public park area.

Mr. Chris Rogers asked if they intended to do a traffic study. Mr. Moran said not at this time, although it might be possible to request a traffic engineer review.

Mr. Chris Rogers also asked about the stormwater management plan, stating they should have management plans in place for possible 100-year storms, and they should consider engineering for discharge into the stream.

Chair Baron asked about the wooded area on the property. Mr. Moran stated this was not engineered yet, but that there would be a substantial buffer around the property and that they are not planning to remove any trees. He also commented about sidewalks within the development stating this was a quality of life issue for both kids and families.

PUBLIC COMMENT and QUESTIONS: Limit of three minutes

Clay Schaffer questioned the density of the development.

Suzette Jackson of 178 Liberty Grove Road stated she used her property as open space and rented same for hunting. As her property adjoins the proposed development, she requested a notification procedure in place during building.

John Armstrong of Rock Run Road explained that he has an issue with the amount of traffic this development will put on Rock Run Road. He also questioned whether the school system would be able to handle an increase in the number of students.

Albert Owens had two concerns; access across the property lines and an emergency drainage system.

Craig of Rock Run Road questioned the number of cars that would be using Rock Run Road and expressed concerns with the intersection of Granite Avenue.

Kathleen Shilko commented on the difficulty of building over granite.

Brad Harbold questioned the change of density from NAR to RM which allows for the higher density. He also stated that the granite on that site was supposed to be mined.

Chairman Baron advised Commission to consider the process for this annexation, and to develop criteria which the developer must meet.

Motion was made by Commissioner Bowen to adjourn the meeting, seconded by Vice-Chair Komisar. All in favor. The meeting was adjourned at 7:07 p.m. Meeting recording available upon request.

Approved:

 3/13/2025

Bill Baron, Chairman