



**Town of Port Deposit
Planning Commission Regular Meeting Minutes
Conference/Video Meeting
September 24, 2020**

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

Chairman Heck called the meeting to order at 7:02 p.m.

PRESENT: In person: Chairman Heck, Commissioner Zimmerman, and Town Administrator Rinkerman.
Via Zoom: Vice Chair Davidson, Commissioner Komisar, Legal Counsel Jay Gullo, Chris Rodgers – AECOM, David Stouss- McCrone Engineering, and Chris Mills – Cecil College.

ABSENT: Commissioner Shuman and Council Liaison Brown

MINUTES - Minutes from the August 27, 2020 meeting were presented.

Motion was made by Chairman Heck to approve the minutes from the August 27, 2020 meeting. Seconded by Commissioner Zimmerman. All in favor. Motion carried unanimously.

NEW BUSINESS

FILE 18-2020

APPLICANT: Cecil College

PROPERTY OWNER: Bainbridge Development Corporation

LOCATION: 400 Bainbridge Road, Port Deposit

TAX MAP: 23 **PARCEL:** 648 **ZONE:** Business & Industrial

FOR: Relocation of existing trailers for Bainbridge Development Corporation (BDC) offices and Cecil College for truck driver training facility.

David Strouss – McCrone Engineering presented the application and site plan to relocate the BDC office trailers and Cecil College truck driver training facility trailers from their current location at MD Route 276 to a lot off of MD Route 222. Mr. Strouss expressed that the BDC has requested this in order to have full access to the entrance off of MD Route 222 for development. The existing gate on MD Route 222 is not regularly used and will require modifications by Cecil College. The existing trailers include holding tanks for water and sewage which Mr. Strouss has stated that the health department has approved relocation of the tanks.

The Commission discussed the application and relocation of the existing trailers. An expressed concern was the location of the entrance on MD Route 222 being around a curve and coming down a hill. The Commission discussed tractor trailers using that entrance, especially on the weekends, and felt this would be unsafe due to the road having no shoulder, the line of sight, and slowing moving vehicles. Mr. Strouss

Concern: Are trucks permitted on 222

stated that he understood the concern and will express that concern to the BDC to see if there are any alternates for the relocation. File 18-2020 was tabled for the next meeting on October 22, 2020.

DISCUSSION – PROPOSED REGULATIONS FOR SEASONAL BUSINESS AND MOBILE FOOD

The Commission reviewed Resolution 09-2020 and Vice Chair Davidson expressed concern regarding the table top style guidelines to include high top/tavern style tables, as it may be too high and fall over on uneven sidewalks. Vice Chair Davidson recommended lower, counter height, round or square tables for seating no more than four people. Commissioner Zimmerman expressed concern of limiting mobile food vendors to only one event per month, six events max annually. Due to the need for businesses to establish regularity the resolution will be amended to allow seasonal businesses and mobile food vendors to operate on weekends only with additional conditions.

The discussed amendments will be made to Resolution 09-2020 and will go to the Town Council at their October 20, 2020 meeting.

OLD BUSINESS

Further review Proposed Zoning Code Amendment for Residential regulations – 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 discussed amendments will be made to draft and be presented to the Planning Commission at the Public Hearing to be held on October 22, 2020.

Chairman Heck made a motion to adjourn the meeting. All in favor. The Planning Commission meeting was adjourned at 7:58 p.m. The meeting was recorded and audio is available upon request.

Approved:



Jeff Heck, Chair