



**Town of Port Deposit
Planning Commission Work Session Meeting Minutes
December 12, 2019**

Chairman Heck called the meeting to order at 7:01 p.m.

PRESENT: Chairman Heck, Vice Chair Davidson, Commissioner Shuman, Commissioner Komisar, Town Administrator Rinkerman, and Debbie Pfeil – KCI Technologies.

ABSENT: Commissioner Luongo, Council Liaison Brown and Jay Gullo – Esquire.

MINUTES - Minutes from the November 14, 2019 work session meeting were presented.

Motion was made by Commissioner Komisar to approve the minutes from the November 14, 2019 work session meeting. Seconded by Vice Chair Davidson. All in favor. Motion carried unanimously.

ZONING ORDINANCE AMENDMENTS

Draft Zoning Ordinance Amendments

Chairman Heck reiterated several points from the previous meeting when the Commission reviewed the list of permissible uses and proposed table of uses. The Commission has agreed to limit the permissible uses to the proposed list of uses acceptable from the original list, and move forward with those items at this time. Other amendments to the zoning ordinance for additional uses may be proposed in the future and considered by the Planning Commission.

Debbie Pfeil presented and discussed the internal rough draft of proposed amendments for the Employment Area with the Commission. Ms. Pfeil provided clarification on questions from the members, and advised she would seek additional clarification from Counsel Jay Gullo. The Commission discussed the rough draft and provided comment and amendments to the draft.

Debbie Pfeil and Jay Gullo will proceed with modifying as directed by the Commission to the internal rough draft and it will present to the Commission at the January 9, 2019 Planning Commission Work Session meeting. Depending on the satisfaction of the Commission with the draft will determine the start of the public hearing process.

Chairman Heck opened the floor to the public for any questions or comments. A local resident questioned when referring to a warehouse that may have double sided doors or dual entrances, how to determine which entrance would be considered the front when defining curb appeal guidelines. Debbie Pfeil responded to the resident's question.

Steve Cassard – Bainbridge Development Corporation thanked the Planning Commission for all of the hard work that they have put forth relative to the development of the former Bainbridge Naval Training Center.

NEXT MEETINGS – The Commission members will continue further discussion at the January 9, 2020 Work Session Meeting.

Commissioner Shuman made a motion to adjourn the meeting. Seconded by Vice Chair Davidson. All in favor. The Planning Commission meeting was adjourned at 8:55 p.m. The meeting was recorded and audio is available upon request.

Approved:



Jeff Heck, Chair