



**Town of Port Deposit  
Planning Commission Meeting Minutes  
July 22, 2021**

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

**PRESENT:** In person: Chairman Heck, Commissioner Komisar, Commissioner Baron, Councilman Berlin, Town Administrator Rinkerman and Counsel Jay Gullo. Via Zoom: Vice Chair Davidson

**ABSENT:** None

**MINUTES** - Minutes from the May 27, 2021 Meeting were presented.

Motion was made by Chair Heck to approve the minutes from the May 27, 2021 Meeting. Seconded by Commissioner Komisar. All in favor. Motion carried unanimously.

**NEW BUSINESS**

**RESOLUTION 2021-12 – Revised Critical Area Overlay District Map**

Lisa Hoer, Regulations and Mapping Coordinator, Critical Area Commission for Chesapeake & Atlantic Coastal Bays presented the revised Critical Area Overlay District Map and discussed the need and impact of the revision. She stated that property owners who had a 1% or greater increase of critical area were sent a letter along with a snapshot, informing them of the change. Within the Town of Port Deposit, this consisted of three (3) property owners, none of which responded.

Town Administrator Rinkerman and Ms. Hoer explained the adoption process of the amendments to the Zoning Code.

Discussion ensued regarding the critical area regulations and the impact to the town.

Motion was made by Chair Heck to recommend adoption of Resolution 2021-12 to the Mayor and Council. Seconded by Vice Chair Davidson. All in favor. Motion carried unanimously.

**FILE 17-2021 - APPLICANT:** Bohler Engineering and MRP Bainbridge I LLC

**PROPERTY OWNER:** Bainbridge Development Corporation

**LOCATION:** Bainbridge Property, 430-acres, Jacob Tome Highway, Port Deposit

**TAX MAP:** 29 **PARCEL:** 648 **ZONE:** Business & Industrial

**FOR:** Final Site Plan for the re-development of approximately 430-acres to include four (4) industrial buildings and associated roadways, site access, and site amenities including parking, utilities, landscaping and stormwater management.

**NOTE:** Applicant has requested postponement of the final site plan review until the August 26, 2021 Planning Commission meeting.

**FILE 18-2021 - APPLICANT:** Bohler Engineering and MRP Bainbridge I LLC

**PROPERTY OWNER:** Bainbridge Development Corporation

**LOCATION:** Bainbridge Property, 430-acres, Jacob Tome Highway, Port Deposit

**TAX MAP: 29 PARCEL: 648 ZONE:** Business & Industrial

**FOR:** Final Subdivision Plan for the re-development of approximately 430-acres to include four (4) industrial buildings and associated roadways, site access, and site amenities including parking, utilities, landscaping and stormwater management.

**NOTE:** Applicant has requested postponement of the final subdivision plan review until the August 26, 2021 Planning Commission meeting.

In anticipation for the August 26, 2021 Meeting, Chair Heck called for a Work Session Meeting on August 12, 2021 at 7:00 PM for further discussion.

**DEVELOPMENT PROCESS REVIEW** – Counsel Gullo explained the process of the Public Works Agreement being developed with Chris Rogers – AECOM and Town Administrator Rinkerman. Counsel Gullo responded to a question stat the agreement would be between, the town, owner, and developer.

Motion was made by Chair Heck to adjourn the meeting at 7:42 PM. Seconded by Commissioner Baron. All in favor. Motion carried unanimously. Meeting recording available upon request.

Approved:



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Jeff Heck, Chair