



TOWN OF PORT DEPOSIT
PLANNING COMMISSION WORK SESSION MEETING
Town Hall, 64 S. Main Street
November 20, 2025 – 6:00 p.m.
AGENDA

The public may participate in the meeting via the ZOOM program. To participate by video: go to www.zoom.us at 6:00 p.m. and enter meeting ID: 853 5050 3165. To participate by audio: call 301-715-8592 and follow the prompts to enter the meeting ID listed above. If you need assistance or have any questions, please contact Mary Culver at 410.378.2121 or email mculver@portdeposit.org

MEMBERS:	Bill Baron – Chair	Shawn Branch	Alternate - Vacancy
	Chris Komisar – Vice Chair	Mitch Rosenzweig	
	Karen Allen	Daniel Berlin, Council Liaison	

1. **CALL TO ORDER** – Roll Call Attendance

2. **APPROVAL OF MINUTES**

- August 14, 2025 Meeting

3. **FILE 39-2025**

Applicant: Bohler Engineering
Property: Bainbridge Logistics Center – Lot 1A Powers Road
Tax Map: 23G Parcel: 641 Zone: B&I Business and Industrial
Property Owner: BLC Lot A, LLC – Kate Nolan Bryden, Senior Vice President, MRP Industrial
Proposal: New Preliminary Site Plan - one (1) industrial building and site amenities including parking, stormwater management, landscaping, parking, utilities, & lighting plans
Replace File 28-2025 - Final Site Plan approval for the redevelopment of Lot 1A approved on 8/14/2025.

4. **FILE 40-2025**

Applicant: Bohler Engineering
Property: Bainbridge Phase IA, Powers Road Extension to the Bainbridge property line and modifications to Diamond Jim Road, Cecil County
Tax Map: 29 Parcel: 648 Zone: Business & Industrial
Property Owner: Bainbridge Development Corporation
Proposal: Final Site Plan
File 07-2023 – Preliminary Site Plan approved 3/23/2023 with conditions

5. **FILE 41-2025**

Applicant: Nexamp and Bohler Engineering
Property: Bainbridge Property Landfills
Tax Map: 23G Parcel: 648 Zone: Business & Industrial
Property Owner: Bainbridge Development Corporation
Proposal: Preliminary Site Plan for solar field on capped landfill property
File 15-2025 – Board of Appeals approval of Special Exception 6/10/2025

6. **ADJOURNMENT**

Next meeting of the Planning Commission is scheduled for Thursday, December 18, 2025 at 6:00 p.m. in Town Hall, 64 S. Main Street, Port Deposit. Meeting will be cancelled if there is no business to conduct or applications to review.