



**Town of Port Deposit
Planning Commission Meeting Minutes
October 28, 2021**

Chairman Heck called the meeting to order at 7:00 p.m.

PRESENT: In person: Chairman Heck, Vice Chair Davidson, Commissioner Baron, Commissioner Komisar, Councilman Berlin, Town Administrator Rinkerman, Chris Rogers – AECOM, and Reid Townsend - MRP. Via Zoom: Counsel Jay Gullo

ABSENT: None

MINUTES - Minutes from the September 9, 2021 Work Session Meeting and September 23, 2021 Meeting were presented.

Motion was made by Chair Heck to approve the minutes from the September 9, 2021 Meeting. Seconded by Vice Chair Davidson. Motion passed with 3 votes, Commissioner Baron abstained due to being absent.

Motion was made by Chair Heck to approve the minutes from the September 23, 2021 Meeting. Seconded by Commissioner Baron. All in favor. Motion carried unanimously.

BAINBRIDGE PROPERTY – PHASED-IN DEVELOPMENT

Town Administrator Rinkerman explained that conditions were placed on the approvals made, and Counsel has advised for Planning Commission to discuss one of the conditions that required final approval from all of the outside agencies. A situation has arisen that now involves the state and needs to be discussed by the Planning Commission.

The Stormwater Management Plan was approved for Lots A, B, and C and they would like to proceed with the plans for those three (3) lots and withhold Lot D until Maryland Department of the Environment (MDE) has the time to review the data that Bohler Engineering has provided. This would require an amendment to the condition to accept the Stormwater Management Plan for Lots A, B, and C. Cecil County stated that they do phased-in development often and are comfortable with proceeding as recommended.

Vice Chair Davidson inquired about how they would put the restriction on the approval. Reid Townsend recommended that since they will not have Stormwater Management approval for Lot D by the time they are seeking Chairman's signature, that a note to be added to the plan stating that no building permits will be issued for Lot D until the Stormwater Management Plans for Lot D are approved by Cecil County.

Town Administrator Rinkerman stated that the town is continuously involved in the process. She and Chris Rogers attend development meetings every two (2) weeks to be aware of everything happening.

Reid Townsend clarified the difference of Lot D from Lots A, B, and C is the classification of the long term stormwater management basins. He also stated what they are modifying allows them to acquire the entire

Phase I and the burden to make any repairs necessary will fall on MRP and not the Bainbridge Development Corporation (BDC).

Motion was made by Chair Heck to modify the conditions for the Site Plan approval to allow for signature without the final Stormwater Management Plan being approved by Cecil County for Lot D. A note will be put on the Site Plan to the effect that no permit will be issued for Lot D until the approvals are received. For record: any reference to Lot D is also referred to Lot 4 as they are one of the same. Motion seconded by Vice Chair Davidson. All in favor. Motion carried unanimously.

The meeting was adjourned at 7:18 PM. Meeting recording available upon request.

Approved:



Jeff Heck, Chair