



**Town of Port Deposit
Planning Commission Work Session Meeting Minutes
Conference/Video Meeting
May 13, 2021**

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

Chairman Heck called the meeting to order at 7:05 p.m.

PRESENT: In person: Chairman Heck, Commissioner Komisar, Town Administrator Rinkerman, and Chris Rodgers – AECOM. Via Zoom: Vice Chair Davidson and Legal Counsel Gullo.

ABSENT: Commissioner Zimmerman and Council Liaison Brown

OLD BUSINESS

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: 648ZONE: Business & Industrial

FOR: Preliminary 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.

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: 648ZONE: Business & Industrial

FOR: Preliminary 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.

Chairman Heck stated he called for the Work Session Meeting in order to discuss the Preliminary Site Plan and additional documents in further detail in preparation for the next Planning Commission Meeting on May 27, 2021.

Chris Rodgers – AECOM discussed the Preliminary Architecture Plans and building elevations in addition to presenting setback modifications requested by applicants.

Reid Townsend, MRP Industrial and Andrew Stine, Bohler Engineering provided the Commission clarification on various details presented within the Preliminary Site Plan. Discussion included but was not limited to:

-Fire Protection Water Tanks, each holding 150,000 gallons with a small pump house attached. Artesian Water has dedicated multiple plots of land for water tank storage. Vice Chair Davidson inquired about landscaping around the water tanks which Mr. Townsend responded that there is no plan for a landscaping buffer around the water tanks due to the location and landscaping being an uncommon requirement.

-Light fixtures and the possibility of shields to not encroach on nearby residents.

-Landscaping exhibits and stream buffer impacts.

-Internal road dedication – Discussion regarding the roads being private vs. public and under ownership of the County vs. the Town. If determined private, the roads would be managed and maintained by a 3rd party. If public, maintenance would fall under the owner's responsibility whether that is the Town or County, unless an agreement stating otherwise is in place.

-Perimeter fencing along truck port parking lots – Mr. Townsend recommended determining fencing for occupancy rather than during site plan review/approval being that different tenants will have their own fence specifications which then can be submitted to the Planning Commission.

Chair Heck made a motion to adjourn the meeting. Seconded by Commissioner Komisar. All in favor. The Planning Commission meeting was adjourned at 9:00 p.m. The meeting was recorded and audio is available upon request.

Approved:



Jeff Heck, Chair