



**TOWN OF PORT DEPOSIT
PLANNING COMMISSION WORK SESSION MEETING
March 12, 2026**

MEETING MINUTES

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

PRESENT: Chair Bill Baron, Vice Chair Chris Komisar, Commissioner Shawn Branch, Commissioner Mitch Rosenzweig, Council Liaison Dan Berlin (Zoom), Town Administrator Rinkerman.

ABSENT: Commissioner Karen Allen

CALL TO ORDER

Chair Baron called the meeting to order at 6:05 p.m.

APPROVAL OF MINUTES

The meeting minutes of November 20, 2025, were presented.

Motion was made by Commissioner Rosenzweig and seconded by Vice Chair Komisar to approve the minutes as presented. The motion passed unanimously.

ZONING ORDINANCE REVIEW – Commercial Parking Regulation Review

The Commission discussed proposed zoning ordinance revisions related to commercial parking lots, park and ride facilities, storage and temporary parking of trailers, boats, and recreational vehicles, and the regulation of oversized vehicles on private property. Discussion included the need for clearer definitions, clarification of principal versus accessory uses, and revisions to the Table of Permissible Uses. Concern was expressed about allowing commercial parking-related uses in the CCD and waterfront-related districts without clear standards, and discussion generally favored limiting those uses to more appropriate districts such as EMU and B&I.

Revisions were also supported to clarify storage and temporary parking rules for trailers, boats, and recreational vehicles, including limiting storage to developed lots, prohibiting use for living quarters or business activity, and allowing temporary parking for loading, unloading, maintenance, or travel preparation for up to 48 hours. The Commission also reviewed proposed regulation of oversized vehicles on private property, including possible standards for defining such vehicles and when they may be permitted as accessory to a lawful principal use. Discussion further addressed the balance between enforcement and private property rights. Enforcement was understood to remain complaint-based, with violations handled through civil municipal infraction procedures. Town Administrator Rinkerman will continue revising the draft ordinance language for legal review and future public hearing.

ADJOURNMENT

Motion was made at 7:35 p.m. by Vice Chair Komisar to adjourn the meeting, seconded by Commissioner Rosenzweig. The motion passed unanimously.

Respectfully Submitted,



Mary Culver, Administrative Assistant

Approved:



Bill Baron, Chair