



**Town of Port Deposit
Planning Commission Work Session Meeting Minutes
January 11, 2024**

Chairman Heck called the meeting to order at 6:35 p.m.

PRESENT: Chairman Heck, Vice-Chair Baron, Commissioner Komisar, Commissioner Bowen, Town Administrator Rinkerman, and Project Manager Kendrick from Mead & Hunt. On Zoom – Council Liaison Berlin, Hailey Vaughn, and Mike Lewis - Mead & Hunt.

ABSENT: Commissioner Allen

MINUTES: Minutes from the December 14 2023 Work Session Meeting were presented.

Motion was made by Chair Heck to approve the minutes as presented. Seconded by Vice-Chair Baron. Komisar – Y, Baron – Y, Bowen – Y, Allen – Y, Heck- abstain. Motion carried.

APPOINTMENT TO CHAIR AND VICE-CHAIR – ONE YEAR TERM

Motion made by Commissioner Komisar to nominate Jeff Heck as Chair of the Planning Commission. All in favor. Motion carried unanimously.

Motion made by Chair Heck to nominate Bill Baron as Vice-Chair of the Planning Commission. All in favor. Motion carried unanimously.

PORT DEPOSIT ZONING ORDINANCE PROPOSED REVISIONS DISCUSSION –

Project Manager Kendrick provided an overview and update from the last meeting and discussed various topics to include resolved issues related to mobile and modular homes, and accessory dwelling units, removing the stormwater management section as it follows Cecil County guidelines, procedure for variance issues and for them to be brought to the town first, sustainable building practices, distance between buildings regulations, promenade sidewalk easement and discussing the proposal to merge the Planning Commission and Historic Area Commission at a later time.

Hailey Vaughn – Mead & Hunt presented the proposed revisions and use table for the Port Deposit Zoning Code. This included but was not limited to agricultural, residential, homes emphasizing special services, institutional, recreational, public facilities, transportation, utilities, commercial services, industrial, marina, and miscellaneous uses. The Planning Commission discussed regulations for each use. The Planning Commission inquired about including cannabis dispensaries in the B&I zone.

The Commission discussed reviewing the subdivision regulations and calling a Work Session Meeting on February 8, 2024 at 6:30 PM.

Motion was made by Chair Heck to adjourn the meeting. Seconded by Vice-Chair Baron. All in favor. The meeting was adjourned at 8:40 p.m. Meeting recording available upon request.

Approved:



Jeff Heck, Chair