



**Town of Port Deposit
Planning Commission Meeting Minutes
Conference/Video Meeting
May 27, 2021**

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

Chairman Heck called the meeting to order at 7:00 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: Council Liaison Brown

MINUTES

Minutes from the April 22, 2021 Meeting and May 13, 2021 Work Session Meeting were presented.

Motion made by Chairman Heck to approve the April 22, 2021 and May 13, 2021 minutes as presented. Seconded by Commissioner Komisar. All in favor. Motion carried unanimously.

OLD BUSINESS

The following items were tabled for further discussion at the April 22, 2021 meeting.

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:** 648 **ZONE:** 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 at the last meeting the board reviewed the preliminary subdivision plan and preliminary site plan and subsequently held a Work Session meeting on May 13, 2021 to discuss additional questions.

Vice Chair Davidson inquired about the procedure for Artesian Water's dedication of two (2) lots and if another Preliminary Subdivision Plan will be submitted.

Motion was made by Chair Heck to approve the preliminary subdivision plan conditioned on the applicant conferring with the Town Engineer prior to the preparation of the Final Subdivision Plat regarding appropriate formatting and notation and deed restrictions. The final subdivision plan to include 2 additional lots for Artesian Water, with a total of approximately 11 acres to not material change the

current proposed lots A, B, C, and D. Seconded by Commissioner Komisar. No additional discussion. Roll call vote: Davidson – Y, Komisar – Y, Heck – Y. Motion approved unanimously.

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:** 648 **ZONE:** 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.

Chairman Heck stated at the last meeting the board reviewed the preliminary site plan and subsequently held a Work Session meeting on May 13, 2021 to discuss additional questions.

Reid Townsend, MRP Industrial provided the Commission clarification on various details presented within the Preliminary Site Plan. This included Building D renderings, Building A renderings, and view angles from Jacob Tome Highway.

Motion was made by Chair Heck to approve the Preliminary Site Plan, Preliminary Landscape Plan and Preliminary Lighting Plan as well as the modifications to the Zoning Ordinance as described in Note 8 under General Development Notes on Sheet 1 of the Preliminary Site Plan, conditioned on:

1. Modification to permit a building to be setback 100.68' from a state highway in lieu of the required 300' for Lot D. Provided final site plan incorporates the office façade on both corners and the middle of the building and additional detail to be presented to the planning commission on May 27th.
2. Modification to permit parking to be setback 28.61' from a roadway in lieu of the required 30' for Lot D. Accepted provided that Final Site Plan remains consistent with the preliminary landscape plan that has been reviewed by the planning commission.
3. Modification to disturb within the stream buffer as specified within the site plan. Modification approved based on review and discussion of the Stream Buffer Impact exhibit provided at the May 13 working session and no physical improvements beyond what is in the preliminary plan are performed.
4. The applicant adhering to the Procedural/Administrative requirements described in AECOM's April 19, 2021 letter to Vicky Rinkerman.
5. The Final Site Plan being accompanied by architectural elevations for Buildings A, B and C consistent with the requirements of Section 109.8.7.g. of the Zoning Ordinance. For Building D the architectural elevations shall be consistent with the exhibit presented at the May 27th planning meeting.

6. Where the development abuts adjoining low density residential properties (specifically the south east corner of lot C), a Bufferyard E shall be provided. Where existing vegetation is to be used to meet the requirements of a Bufferyard E, a note shall be placed on the Final Landscape Plan stating:

Where existing vegetation is to be used to meet the required landscaping, the suitability of the existing vegetation for the same is to be confirmed by the Town prior to or during the installation of the landscaping.

7. The Final Lighting Plan shall include lighting fixtures as presented at the May 13, 2021 Workshop.
8. The Final Landscape Plan shall include a retaining wall consistent with the location, dimensions and construction materials as presented at the May 13, 2021 Workshop.
9. Internal road and storm drain plans consistent with the Cecil County Road Code shall be submitted to the Town Engineer for review and approval. Said road plans shall demonstrate that the area between the curbing and the right-of-way lines for both roads is of suitable grade for the construction of sidewalks or walking paths in the future.
10. The Final Site Plan shall include the location of the fire suppression storage tanks for the individual buildings as presented at the May 13, 2021 Workshop.

Motion was seconded by Vice Chair Davidson. No additional discussion. Roll call vote: Davidson – Y, Komisar – Y, Heck – Y. Motion approved unanimously.

Chair Heck made a motion to adjourn the meeting. Seconded by Commissioner Komisar. All in favor. The Planning Commission meeting was adjourned at 7:55 p.m. The meeting was recorded and audio is available upon request.

Approved:



Jeff Heck, Chair