



**Town of Port Deposit
Town Council Meeting Minutes
Work Session Meeting
February 18, 2020**

CALL TO ORDER

Mayor Tome called the meeting to order at 7:00 p.m.

PRESENT: Mayor Tome, Deputy Mayor Kuhs, Councilman Broomell, Councilman Knight, Town Counsel McCarron, Town Administrator Rinkerman, and Finance Manager Sookiasian

ABSENT: Councilman Brown.

WELCOME BY MAYOR TOME

Mayor Tome welcomed the members of the community to the Town Council Meeting. Prior to proceeding with the presentation, Mayor Tome provided a brief overview of Port Deposit's once industrial town and the impact it has had to the town's history.

PRESENTATION

Town Administrator Rinkerman proceeded with the presentation on Developing the Business and Industrial Employment District. The presentation provided background on the Bainbridge Development Corporation's (BDC) environmental services cooperative agreement (ESCA) with the U.S. Navy to remediate the environmental conditions on the Bainbridge site. Due to the ESCA's development restriction of the site for residential use, the Town of Port Deposit agreed to consider amendments to the Town of Port Deposit Comprehensive Plan and Zoning Code for industrial and business development to proceed.

PUBLIC HEARINGS

Ordinance 2020-01 – Creation of B & I Employment Zoning District – Amendment to the Zoning Code to create the standards for the new B & I Employment District – Town Administrator Rinkerman provided a brief outline of Ordinance 2020-01. Council and the public were provided a copy of all the proposed amendments to the Zoning Code.

On behalf of the Town of Port Deposit Planning Commission, Chair Heck presented Resolution 2020-01 to the Town Council recommending approval of the proposed amendments to the Zoning Code as presented in Ordinance 2020-01. He stated that if any other uses are considered in addition to what is listed [in the table of permitted uses], he recommends that it come back to the Planning Commission.

Public Comment – Diane Sexton questioned what has been taken out of the BX Mixed Use District other than residential use when changing to B & I Employment Zoning District. Mayor Tome responded with a few of the main examples, and referred to the Table of Permissible Uses.

Council Discussion and Decision – Councilman Knight made a motion to adopt Ordinance 2020-01 as presented. Seconded by Deputy Mayor Kuhs. Roll call vote: Knight – Y, Kuhs – Y, Broomell – Y. All in favor. Motion carried unanimously.

Ordinance 2020-02 – Zoning Reclassification of parcels and amendments to the Official Zoning Map – Amendment to change the zoning classification of the former Bainbridge Naval Training Center from BX Mixed Use to B&I Employment District and amend the Zoning Map to reflect this amendment. - Town Administrator Rinkerman provided a brief outline of Ordinance 2020-02 and the Finding of Facts recommending approval of the zoning reclassification based on change in the character of the neighborhood.

On behalf of the Town of Port Deposit Planning Commission, Chair Heck presented Resolution 2020-02 to the Town Council recommending approval of the reclassification and amendment to the official Port Deposit Zoning Map as presented in Ordinance 2020-02.

Public Comment – Diane Sexton questioned why no park land or green space was being considered within the Bainbridge development. Mayor Tome stated that with the ESCA agreement in place, the Navy has agreed to the environmental remediation to a business & industrial level. Remediation to a level that would permit residential and recreational public use would be cost prohibitive.

John Diggin, adjacent Bainbridge Road property owner, stated that when he bought his property, he was not allowed to make it commercial due to Bainbridge being zoned for residential use at that time. He was informed that since his property is not within town limits that it would be the County's jurisdiction, however due to the zoning reclassification of Bainbridge, Mayor Tome suggested reaching out to the county in regards to annexation or potential zoning reclassification for his property.

Council Discussion and Decision – Councilman Knight made a motion to adopt Ordinance 2020-02 as presented. Seconded by Deputy Mayor Kuhs. Roll call vote: Knight – Y, Kuhs – Y, Broomell – Y. All in favor. Motion carried unanimously.

Ordinance 2020-03 – Amendments to Sections of the Zoning Code to remove or amend sections of the Zoning Code with references to the BX Mixed Use District to integrate the new B&I Employment District in the Zoning Code. - Town Administrator Rinkerman provided a brief outline of Ordinance 2020-03 and advised that additional Zoning Code amendments would be developed and presented as needed.

On behalf of the Town of Port Deposit Planning Commission, Chair Heck presented Resolution 2020-03 to the Town Council recommending approval of the proposed Zoning Code amendments as presented in Ordinance 2020-03.

Public Comment – None

Council Discussion and Decision – Deputy Mayor Kuhs made a motion to adopt Ordinance 2020-03 as presented. Seconded by Councilman Broomell. Roll call vote: Knight – Y, Kuhs – Y, Broomell – Y. All in favor. Motion carried unanimously.

OLD BUSINESS

Parking lot lighting proposal- Finance Manager Sookiasian presented the request for lighting in the parking lot across from Town Hall and the Carriage House. Council discussed the proposal and Finance Manager Sookiasian answered questions as presented. The Council concurred to proceed with installing one flood light in the parking lot across from Town Hall, and would consider additional lights as needed.

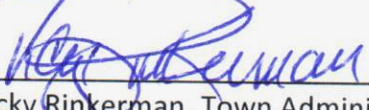
COUNCIL REPORTS – None

PUBLIC COMMENT – Toni Sprenkle – BDC wanted to thank the town for all of their help in the Bainbridge development process. Ms. Sprenkle advised that the BDC is working directly with MRP Industrial on Phase I of the development and the potential tenant is unknown at this time. She provided her contact information if members of the public had further questions or would like more information.

ANNOUNCEMENTS – Mayor Tome announced the Town Council Legislative Meeting will be held on Tuesday, March 3, 2020 at 7:00 p.m. at Town Hall, 64 S. Main Street.

The public meeting was adjourned at 7:42 p.m. The meeting was recorded and audio is available upon request.

Attest:



Vicky Rinkerman, Town Administrator

Approved:



Wayne L. Tome, Sr., Mayor