



**Town of Port Deposit
Planning Commission Work Session Meeting Minutes
October 10, 2024**

Chairman Baron called the meeting to order at 6:00 p.m.

PRESENT: Chairman Baron, Vice-Chair Komisar, Commissioner Bowen, Commissioner Allen, Commissioner Branch, Council Liaison Berlin and Town Administrator Rinkerman.

No one from the public was in attendance either in person or on-line

The meeting was called to order by Chairman Baron.

This meeting centered on a continuation of the discussion regarding ANNEXATION RESOLUTION 06-2024 with Exhibit 1 – Petition, Exhibit 2 – Annexation Agreement and Exhibit 3 – Annexation Plan - Referred by Mayor and Council September 3, 2024 for recommendation from the Planning Commission

Annexation Resolution, Exhibit 1. Annexation Petition with exhibits A-F and Exhibit 2. Annexation Agreement for consideration to enlarge the corporate boundaries of the Town of Port Deposit by annexation of 44.9515 +/- ACRES of land consisting of multiple parcels on Tax Map 22I, owned and known by Rock Run, LLC, Old Schoolhouse Drive, and LLC, Race Street PD, LLC:

Acct. No. 07-006020 - Parcel 32 – 42.8079 Acres; Acct. No. 07-055708 - Parcel 249 - .0015 Acres;

Acct. No. 07-055668 – Parcel 244 – 0.1248 Acres; Acct. No. 07- 026854 – Parcel 60 - .0001 Acre and .0013 Acre, more or less; and Tax Map 22I, owned and known by Albert Owens and Robert Owens, et al.:

Acct. No. 07-009437 – Parcel 0071 – 1.0035 acres; and Acct. No. 07-009431 – Parcel 0047 – 1.0124 acres, more or less on Old Schoolhouse Drive, in the Seventh Election District of Cecil County.

The discussion started with road standards necessary for the proposed development, including the road to the Old Schoolhouse and the roads within the development, specifically maximum width of a roadway, and ability to meet this requirement.

The road standard requirement needs to be set, and the annexation plan would have to include the stipulation that all new roads must meet that standard. Due to current roadway limitations, Race Street to Granite Avenue to North Main Street may not be able to meet the new standards.

There was discussion regarding a traffic impact study. This type of study looks at the capacity of the intersections, but does not address road width or drainage from the roads.

The developer will be investigating options regarding a second entrance for Emergency Medical and Fire vehicles. Discussion ensued regarding the developer guaranteeing a parking area for Freeman Hall.

The discussion continued with stormwater management requirements relative to requirements for a hydrology analysis and setting the storm water management requirement to meet the one hundred (100) year storm.

The developer will be asked to provide specific easements within the properties along Race Street for access.

Motion was made by Commissioner Bowen to adjourn the meeting. Seconded by Vice-Chair Komisar. All in favor. The meeting was adjourned at 7:07 p.m. Meeting recording available upon request.

Approved:

Bill Baron 3/13/2025

Bill Baron, Chairman