



**Town of Port Deposit
Planning Commission Work Session Meeting Minutes
October 12, 2023**

Vice-Chair Baron called the meeting to order at 7:02 p.m.

PRESENT: Vice-Chair Baron, Commissioner Komisar, Commissioner Bowen, Town Administrator Rinkerman, Council Liaison Berlin, and Project Manager Kendrick from Mead & Hunt. On Zoom – Counsel Gullo, Hailey Vonn, Mead & Hunt,

ABSENT: Chairman Heck, Commissioner Allen

VICE-CHAIR APPOINTMENT: Motion was made by Commissioner Komisar to nominate Bill Baron as Vice-Chair of the Planning Commission. Komisar – Y, Baron – Y, Bowen – Y. Motion carried.

MINUTES: Minutes from the March 23, 2023, April 27, 2023, May 11, 2023, May 25, 2023, July 13, 2023 and July 27, 2023 were presented.

Motion was made by Commissioner Komisar to approve the minutes as submitted. Seconded by Vice-Chair Baron. Komisar – Y, Baron – Y, Bowen – Abstain. Motion carried.

PUBLIC HEARING COMPREHENSIVE PLAN REVISIONS –

Project Manager Kendrick provided an overview and review of Draft Comprehensive Plan, the process, and direction for the new plan. Discussion ensued regarding the historic district overlay zone.

Vice-Chair Baron inquired about the proposed land use zoning and employment mixed use zoning. He discussed the public park, the historic sites and Tome school, program open space, zoning restrictions, fair housing, and the integration of the Planning Commission and Historic Area Commission concerns.

Jamie Kendrick presented the comments received from 4 different state agencies. Counsel Gullo reviewed the master plan and provided comments. He suggested developing a policy or check list moving forward when applicants or grants arise.

No public comment.

Vice-chair Baron discussed the community core district consolidation and inquired as to its purpose/importance. Discussion ensued.

Motion was made by Commissioner Komisar that the Planning Commission recommend the draft comprehensive plan to the Town Council for adoption with the following amendments:

-Adopt Revision #1 with changes to proposed land use map classifications and definitions.

- Adjust the proposed land use map to include the two existing open space parcels (basketball court and dog park).
- Incorporate a summary table of the State's planning visions and how the proposed comprehensive plan addresses each.
- Include the Septic Tier map as presented.
- Any other such conforming changes or minor adjustments identified through a final proofreading of the document or as discussed here by the Planning Commission tonight.
- Remove reference to historic sites from Parks & Recreation district.
- Broaden the set of business opportunities in Phase II of the B&I district.

Seconded by Commissioner Bowen. All in favor. Motion carried unanimously.

Jamie Kendrick provided a brief update on his progress regarding revising the Zoning Code

Motion was made by Commissioner Komisar to adjourn the meeting. Seconded by Commissioner Bowen. All in favor. The meeting was adjourned at 8:20 p.m. Meeting recording available upon request.

Approved:



Bill Baron, Vice-Chair