



**Town of Port Deposit
Planning Commission Regular Meeting Minutes
Conference/Video Meeting
October 22, 2020**

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

Chairman Heck called the meeting to order at 7:02 p.m.

PRESENT: In person: Chairman Heck, Commissioner Zimmerman, and Town Administrator Rinkerman.
Via Zoom: Commissioner Shuman, Commissioner Komisar, Legal Counsel Jay Gullo, and Chris Rodgers – AECOM.

ABSENT: Vice Chair Davidson and Council Liaison Brown

MINUTES - Minutes from the September 24, 2020 meeting were presented.

Commissioner Komisar requested an amendment to add the concern if tractor trailers are even permitted on Route 222 based on the current signage in place. Motion was made by Chairman Heck to approve the minutes from the September 24, 2020 meeting with the amendment discussed. Seconded by Commissioner Zimmerman. All in favor. Motion carried unanimously.

PUBLIC HEARING

RESOLUTION 10-2020 – Zoning Code amendment to Article II Basic Definitions & Interpretations, Section 12 Definitions to revise the definitions for types of residential dwelling units.

Chairman Heck stated that the board had previously discussed the proposed amendments.

Public Comment – None

Motion was made by Chairman Heck to approve and recommend Resolution 10-2020 to the Town Council. Seconded by Commissioner Zimmerman. Chairman Heck, Commissioner Zimmerman, Commissioner Shuman, and Commissioner Komisar- in favor. Vice Chair Davidson – absent. Motion carried.

RESOLUTION 11-2020 – Zoning Code amendment to Article X Permissible Uses, Section 175 Table of Permissible Uses to revise the table for types of residential dwelling units permitted in each zoning district.

Chairman Heck stated that the board had previously discussed the proposed amendments.

Public Comment – None

Motion was made by Chairman Heck to approve and recommend Resolution 11-2020 to the Town Council. Seconded by Commissioner Zimmerman. Chairman Heck, Commissioner Zimmerman, Commissioner Shuman, and Commissioner Komisar- in favor. Vice Chair Davidson – absent. Motion carried.

RESOLUTION 12-2020 – Zoning Code amendment to Article XII Density and Dimensional Regulations, Section 219 Building Setback Requirements and Section 226 Schedule of Zone Regulations to revise the language for front setback requirements and the residential dwelling units in the Zone Regulations table.

Chairman Heck stated that the board had previously discussed the proposed amendments.

Public Comment – None

Motion was made by Chairman Heck to approve and recommend Resolution 10-2020 to the Town Council. Seconded by Commissioner Komisar. Chairman Heck, Commissioner Zimmerman, Commissioner Shuman, and Commissioner Komisar- in favor. Vice Chair Davidson – absent. Motion carried.

OLD BUSINESS

FILE 18-2020

APPLICANT: Cecil College

PROPERTY OWNER: Bainbridge Development Corporation

LOCATION: 400 Bainbridge Road, Port Deposit

TAX MAP: 23 **PARCEL:** 648 **ZONE:** Business & Industrial

FOR: Relocation of existing trailers for Bainbridge Development Corporation (BDC) offices and Cecil College for truck driver training facility.

Chairman Heck stated that discussion on File 18-2020 would be postponed to the November 19, 2020 Planning Commission meeting. Since Chris Rodgers – AECOM was present via Zoom, he was asked if there was any information he could share prior to the next meeting. Chris Rodgers stated that there have been staff level meetings with the BDC, Cecil College, and State Highway Administration Officials regarding the matter and the Commission’s previously expressed concerns. He stated that the truck restriction on Route 222 would not apply and be enforced against the college and that Cecil College’s engineer will be providing a site distance survey for the proposed entrance. The State Highway Administration has been asked to consider lowering the speed limit prior to the entrance in order to meet the site distance requirements.

The Commission will discuss the matter further at their next meeting provided that the survey from Cecil College is completed and presented.

Chairman Heck made a motion to adjourn the meeting. Seconded by Commissioner Zimmerman. All in favor. The Planning Commission meeting was adjourned at 7:20 p.m. The meeting was recorded and audio is available upon request.

Approved:



Jeff Heck, Chair