



**Town of Port Deposit
Planning Commission Meeting Minutes
July 27, 2023**

Chairman Heck called the meeting to order at 7:00 p.m.

PRESENT: In person: Chairman Heck, Vice Chair Davidson, Commissioner Baron, Commissioner Komisar, Town Administrator Rinkerman, Chris Rogers, AECOM

ABSENT: Commissioner Allen and Council Liaison Berlin

APPROVAL OF MINUTES – Postponed to the next meeting.

1. OVERALL BAINBRIDGE SITE PLAN – PHASE II

- FILE 08-02-2023 - APPLICANT: Bohler Engineering
PROPERTY OWNER: Bainbridge Development Corporation
LOCATION: Bainbridge Property, Phase IA
TAX MAP: 29B PARCEL: 648 ZONE: Business & Industrial
FOR: Overall Bainbridge Site Plan – Phase II.

Chair Heck advised that this proposal is due to a request from the Planning Commission from the March meeting for more detail on the conceptual design for the road for Phase II and Phase IA.

Reid Townson, MRP, advised that there are no buildings for approval at this time. The intent of the presentations is to show the road location of Commodore Blvd. and Phase IA, and potential lot locations. He discussed access from Route 222 and advised that there will be no truck connections to Route 222. Bohler Engineering has provided a concept for Commodore Blvd. that would end in a turn-around for any truck traffic from the industrial park area. He discussed the proposed road width and acceleration and deceleration lanes that may differ from Powers Road.

Discussion ensued with Planning Commission members as follows:

Abandoned access proposal to lot 2 and 3 for public use at this time;

Commodore Blvd. will not be top coated at this time and the road will be secured with a gate on Commodore Blvd. to block traffic off Powers Road;

Concern with public access to industrial parks and warehouse buildings for racing;

Comments relative to the ongoing engineering for access and an entrance to the Tome School campus;

Location of the Snow Hill archeological site relative to the proposed entrance;

Proposed location of the area (approximately 20-acres) to be dedicated to the Town of Port Deposit;

Proposed vehicle traffic only on Route 222, no trucks; and

Diamond Jim Road extension is in process with Cecil County and Bohler will be addressing the comments on the concept plan that was submitted;

Lot location that is designated for Artesian Water and defining that Artesian will be responsible for submitting site and building plan for approval;
Access to be provided to the landfills through easements; and
Phase IA zoning and use of the lot located in Cecil County that is part of the Bainbridge property is still being explored and development is not moving forward at this time.

Chair Heck advised that the submission is for information and discussion only. No approval is needed at this time.

2. PRELIMINARY SITE PLAN – PHASE II – COMMODORE ROAD EXTENSION

- FILE 08-03-2023 – APPLICANT: Bohler Engineering
PROPERTY OWNER: Bainbridge Development Corporation
LOCATION: Bainbridge Property, Phase II, Jacob Tome Highway, Port Deposit
TAX MAP: 29B PARCEL: 648 ZONE: Business & Industrial
FOR: Preliminary Site Plan – Commodore Blvd. Extension – Phase II

Chair Heck advised that this is strictly the road plan and does include any site development plans. AECOM has provided comments relative to this application.

Discussion ensued with Planning Commission members as follows:

Reducing road width to 32' with a change to "minor" road designation/category;

Town will continue to use the Cecil County Road Code standards and town should be included in any discussion regarding the road standards;

Intend to explore reducing the amount of asphalt required through the Geotech evaluation process;

Classification of the road from a "major" to a "minor" road may reduce the asphalt required because this road will not have the same amount of traffic as Powers Road;

Decision on the road will be determined by the budget and need;

Developer is required to perform traffic studies and understand the need to reduce the stress on the major highways;

Unusual submission with the roads without a development plan; however, a general development plan for Phase II will need to be submitted. Road plan submission is due to public funds available for the construction;

Other review would include the street lighting and landscaping plans, which would be discussed and finalized with the site plan approval process;

Motion was made by Vice Chair Davidson, seconded by Commissioner Baron, to approve preliminary site plan for Phase II, Commodore Blvd Extension based on the conditions stated in the AECOM letter dated July 25, 2023.

3. COMPREHENSIVE PLAN – Discussion on proposed revisions to the Comprehensive Plan

Chair Heck advised that the Planning Commission received redline amendments to the draft Comprehensive Plan.

Planning Commission members discussed the redline version of the draft that provided further amendments. Vice Chair Davidson provided a redlined with the revisions dated July 20, 2023. This document will be forwarded to Jamie Kendrick, Project Manager, Mead & Hunt.

Chair Heck extended his appreciation to Vice Chair Davidson for his service to the Planning Commission. He advised that this meeting is the last meeting for Vice Chair Davidson because he has moved out of town and can no longer serve on the Planning Commission.

Motion was made by Chair Heck to adjourn the meeting. Seconded by Commissioner Komisar. All in favor. The meeting was adjourned at 8:45 p.m. Meeting recording available upon request.

Approved:



Jeff Heck, Chair