



**Town of Port Deposit  
Planning Commission Work Session Meeting Minutes  
December 14, 2023**

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

**PRESENT:** Chairman Heck, Vice-Chair Baron, Commissioner Komisar, Commissioner Bowen, Commissioner Allen, Town Administrator Rinkerman, and Project Manager Kendrick from Mead & Hunt. On Zoom – Hailey Vonn, Mead & Hunt,

**ABSENT:** Council Liaison Berlin

**MINUTES:** Minutes from the October 12, 2023 Work Session Meeting were presented.

Motion was made by Vice-Chair Baron to approve the minutes with a minor name change on the 1<sup>st</sup> page. Seconded by Commissioner Komisar. Komisar – Y, Baron – Y, Bowen – Y, Allen – Y, Heck- abstain. Motion carried.


**PORT DEPOSIT ZOING ORDINANCE PROPOSED REVISIONS DISCUSSION –**

Project Manager Kendrick provided comments on the proposed revisions to the zoning ordinance and suggested keeping to the issues within the comprehensive plan due to an issue's potential to lead to a series of impacts. He discussed various topics to include new land use categories, distance between buildings regulations, promenade sidewalk easement, the proposal to merge the Planning Commission and Historic Area Commission, scenic by-way designation, change of use guidelines/procedure, use table details, dispensary definition/regulations, mobile and modular homes, and accessory dwelling units.

The Commission discussed reviewing all changes and calling a Work Session Meeting on January 11, 2024 at 6:30 PM.

Motion was made by Chair Heck to adjourn the meeting. Seconded by Vice-Chair Baron. All in favor. The meeting was adjourned at 8:40 p.m. Meeting recording available upon request.

Approved:

  
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Jeff Heck, Chair