

## Public Hearing-September 11, 2006

A Public Hearing was held on the above date at the Ridgely House at 7:00 pm. Linda Epperly-Glover, President; Chuck Hunter, Commissioner; Nancy Gearhart, Commissioner; Joe Mangini, Town Manager; Robin Eaton, Director of Public Works; David Crist, Supt. of Water/Wastewater; Lt. Chuck Creason, Ridgely Police Dept.; and Carol Balderson, Town Clerk; were present. A list of residents in attendance is attached.

Call to Order - President Epperly-Glover called the hearing to order.

Opening Comments – Explanation and reason for Public Hearing – Joe read the newspaper notice for the hearing – The purpose is to hear and receive public input regarding two ordinances -

Ordinance #298 – “An Ordinance of the Commissioners of Ridgely to Amend the Town of Ridgely’s Zoning Ordinance” – This ordinance would establish a Planned Redevelopment Overlay District to be imposed on the property located at 101 Cow Barn Road, presently owned by Archie B. Carroll.

Ordinance #299 – “An Ordinance of the Commissioners of Ridgely Adding a New Section 31, Site Plan Requirements in the Planned Redevelopment Overlay District to the Ridgely Zoning Ordinance” – This ordinance will establish the site plan requirements for the Planned Redevelopment Overlay District.

Joe explained that conceptual plans have come before the Planning Commission for a 36 unit townhouse community there. The Planning Commission is recommending approval of the ordinances.

In regard to Ordinance #298, Joe said the overall residential density of a Planned Redevelopment project shall not exceed nine units per gross residential acre. Any Planned Redevelopment Overlay District must have a minimum of five acres. This property is approximately 6.8 acres.

There is a change on page 5, 30.5.8.2 – delete of after Town. Specifically, the area that is going to have a Planned Redevelopment Overlay District is specifically that area of the Cow Barn. There is a mechanism here that’s establishing that any other area in town containing five plus acres could petition the town to make it a PR district.

Ordinance #299 – Joe said there are some corrections: Title – Planned Rehabilitation Zone should be Planned Redevelopment Overlay District. Where the ordinance reads Planned Rehabilitation Zone it should be replaced with Planned Redevelopment Overlay District. Page 1 – Requirements - Section 31.2.1 refers to 31.1.3, this should be 31.3.

Section 31.2.3 – Recommend deletion of A. Clause in our Zoning Ordinance calls for notification of owners of all property contiguous to the property with which the hearing is concerned and of all properties opposite said property measured at right angles to any intervening road or street.

Page 3 – A. (13) – Recommend deletion (same as above).

Page 3 – B. Development Site Plan – Minimum of four paper copies – change to twelve paper copies (currently required).

Public Comments – Archie Carroll said this has been in the works a long time. This is a better project now. There are to be twelve buildings with three units each. It won’t look like the ordinary townhouse development. It’s a good project and will provide more affordable housing. Mr. Carroll thanked the Planning Commission for their time working on this project.

**Closing Comments** – Joe said both ordinances are supported by the Planning Commission. President Epperly-Glover closed the Public Hearing at 7:18 pm.

Respectfully submitted,

Carol A. Balderson  
Clerk