

## **Minutes of the April 22, 2009 Planning Commission**

Meeting called to order at 7:00 P.M. by Chairman Toby Gearhart. Planning Commission members Margaret Haven, Jeff Garrett, and Martin Sokolich were present. The following were also in attendance: Kathy Smith, Town Commissioner; Missy Vanskiver, Asst. Clerk; Rick and Cathy Schwab; Jamie Dulin; C. Richard Walbert; and Nancy Gearhart.

### **Approval of the Minutes**

A motion for approval of the March minutes was made by Jeff, seconded by Martin, unanimously approved.

Cathy Schwab spoke about the Ridgely Farmers Market project. The Farmers Market would be located in Railroad Park, possibly on Friday afternoons. Cathy shared information she received from various sources. There was discussion about hours, parking, vendors, insurance, economic development, and grant funding. A motion to recommend to the Commissioners that an ordinance be drafted to expand the Historic District to include the Railroad Station and the surrounding town-owned property was made by Martin, seconded by Margaret, unanimously approved.

### **New Business**

Building Permit Application/503 Maryland Avenue – After reviewing the application, a motion to approve the permit was made by Martin, seconded by Jeff, unanimously approved.

Building Permit Application/15 Ridgeway Drive – The plans were reviewed and discussed; a motion to approve the permit was made by Jeff, seconded by Martin, unanimously approved.

### **Town Manager's Report**

Missy provided the Town Manager's report in Joe's absence. Allison Dungan of the Caroline County Planning Office has requested time at the next Planning Commission meeting. She would like to speak about the County's Upper Choptank and Tuckahoe Creek Watershed Strategy and the need for an MOU to be signed by various towns and the County. Joe has asked her to speak with the Planning Commission before any action be taken by the Town Commissioners.

Development Projects – The only activity has been in Ridgeway Estates, as a building permit was submitted for approval for a new dwelling at 15 Ridgeway Drive.

A meeting is scheduled the last week of April with the county regarding the Tech Park.

Archie Carroll would like to pursue finalizing the Cow Barn project, whereby he retains the Cow Barn and 2 acres with the remaining portion of the property being devoted to the 36 unit town house project; that project has received preliminary approval. Toby referenced an email sent from Jack Hall. After some discussion, it was recommended that the Town Manager contact Mr. Carroll to advise him of the next step and the associated costs.

Municipal Capital Projects – Phase I of the WWTP upgrade is nearing completion. The Rails to Trails redesign has been finished and forwarded to DNR for approval. The sublease agreement for the use of the easement is scheduled before the Board of Public Works on May 5<sup>th</sup>. The grant project submitted for the Railroad Station Renovation Project was approved in the amount of \$75,000 with no required match (of town funds).

Eastern Shore Overhead Doors – Joe has met with Eric Good about the issues concerning his business. Both Eric Good and the town are waiting to see if RVFD will continue to allow Mr.

Good to use their property for parking and storage. Joe is confident that Eric Good and Bob Musselman will work out arrangements for Eastern Shore Overhead Doors to use the Musselman Building for extra space for the growing business.

Viola Raikes – Cary has issued multiple citations which will eventually lead to court action. All but one certified letter has been returned.

**Commission Roundtable Discussion** – There was brief discussion about landfill concerns and invited speakers at the next Planning Commission meeting. Missy informed the Planning Commission that Shane Johnston sent a copy of correspondence he sent to other jurisdictions regarding the town's Comprehensive Plan.

**Adjournment**

A motion to adjourn at 8:28 was made by Margaret, seconded by Martin, unanimously approved.

Sincerely,

Missy Vanskiver  
Asst. Clerk