

Minutes of the August 26, 2009 Planning Commission

Meeting called to order at 7:00 P.M. by Chairman Toby Gearhart. Planning Commission members Martin Sokolich, Margaret Haven, Jeff Garrett, and Mickey Newport were present. The following were also in attendance: Nick Cappella, Zoning Administrator; Missy Vanskiver, Assistant Clerk; Nancy Gearhart; Archie Carroll; Anne Ogletree; Sandra Pitts; Cal Morgan; and John 'Tree' Adams.

Approval of the Minutes – A motion for approval of the June 24th minutes was made by Margaret, seconded by Martin, unanimously approved. A motion for approval of the July 22nd minutes was made by Martin, seconded by Margaret, unanimously approved.

Reports and Updates – Toby asked if there were any reports or updates; Missy said no. Toby said that based on the latest math from the Commissioners, only be 19 sewer allocations (based on 250 gallons per day) would be available once the WWTP upgrade is finished.

Old Business – **Cow Barn Property** – Anne Ogletree asked if the Planning Commission had the opportunity to review the draft regulations. Toby said that the draft regulations had not yet been received from Jack Hall. Ms. Ogletree said that she has reviewed the façade easement and has a couple of concerns; she gave the list of concerns to the Planning Commission. There was some discussion. Ms. Ogletree state she would like to get the changes to the Planning Commission soon. Toby said it could be voted on at the September meeting.

Comprehensive Plan – The public hearing meeting for the Comprehensive Plan was scheduled just prior to the Commissioners' meeting on September 21st.

Tech Park Subdivision – Missy stated she had no new information. Toby suggested tabling the issue. Martin asked if the issue was if the amount of land the county was offering was sufficient. Missy stated she thought it was a possible wetlands issue. The issue was tabled.

New Business – **Outreach Center – 101 Central Avenue** – Toby stated that the Outreach Center would be a change of use of the property, located the area previously occupied by Dizzy D's thrift store. Ms. Sandra Pitts introduced herself and reviewed the different services and programs to be offered at the Outreach Center. There was discussion regarding services, hours of operation, and the applicability to the Zoning Ordinance. Nick Cappella stated that the use will now be an assembly use; a building code review will be required and construction changes may be required. A motion to approve the change of use, pending MDIA approval was made by Jeff, seconded by Mickey, unanimously approved.

Commission Roundtable Discussion – There was discussion about recommending the creation of a business license for Ridgely businesses.

Cal Morgan and John Adams of W. P. Maloney Co. introduced themselves and spoke to the Planning Commission about the possibility of developing the McNomee Farm.

Adjournment

At 8:21, a motion to adjourn was made by Mickey, unanimously approved.

Sincerely,

Missy Vanskiver
Asst. Clerk