

**RIDGELY PLANNING COMMISSION  
MEETING MINUTES  
6/27/2011  
(Rescheduled from 6/22/11)**

The June, 2011 meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:05pm.

**Attendance:** Committee President, Martin Sokolich, Committee Members: Jeff Garrett and Nancy Gearhart. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, Rob McQuade – Lister Estates, James Ransome & Bishop Dane A. Coleman of Greater New Hope Church, Angus Richardson, Virginia Richardson – AIA, Marie Freeman, Ryan Freeman

*This month's meeting went a little out of order due to the number of residents in attendance on the Agenda.*

**New Business**

Angus Richardson of Eagle Scout Troop 165 wants to renovate the garden and walkway down at St. Benedict's Church. He wanted to present his ideas and drawing to the Planning Commission before beginning to raise money. His intent is to remove all the grass and replace with stone and brick structure. This will benefit the community by its visual sighting. Martin said, as long as it's on the property then it shouldn't affect the town. He asked if Angus would be pouring concrete, to which he answered NO. Angus said he wants to upgrade the current plantings and that all existing fixtures would stay. Martin suggested that he check the rainwater runoff so that it wouldn't cause an issue in the future after the work had been completed. Nancy stated, she doesn't think it floods over there in that region. Jeff wondered about icing in the winter time. Martin concluded by saying, overall he thinks it's a great project for a scout to take on and it looks to be ok to move forward.

We then moved onto Bishop Dane Coleman of Greater New Hope Church, which is currently located on Route 480 near Route 404. Since the year 2007, they have been holding their Sunday services at North Caroline High School where their average attendance is 150 people. On special occasions, i.e. New Year's Eve, attendance soars to at least double that. Ridgely has been chosen because of its centralized location. They have a lot of members from right here in Caroline County via, Ridgely & Greensboro with some members coming from as far away as Washington, DC. Bishop Coleman went on to say that according to Caroline County, Industrial Zoned areas cannot have a church. He continued to say that

the church is now looking for a property to lease now long term or possibly build to suit. Martin replied by stating that our town does not currently have zoning for churches and we never really had a need because there was no interest. He went on to say that areas can be re-zoned. It's hard legally to do, but it's been designed around the past and not the current situations. If the building is being leased (not permanent) – there is a potential conflict. Musselman lease would be for three years. Bishop Coleman wants to make sure we can give a CO permit for the space to be leased. They're looking to lease four sections (8000sf). Most of their congregation will be there on Sunday(s). Anyone else in the building has weekday usage. Martin stated that it can be re-configured @ any given time, BUT as a tenant, if anyone has questions or complaints, you have no say. He then suggested that around the corner from Musselman's is the Cowbarn property. This may possibly be a long-term place for the church. The only drawback is that Cowbarn may not have air conditioning. He also asked about the Brodie place over here by Town Hall. Bishop said Brodie's is not an option as the rent was too high. He said please keep him in the loop if anything comes up, as they are in need of a place ASAP. Martin said he doesn't want to stand in the way or hold up the process. He said as long as it's a rental, its ok. He wondered why there're only been Industrial Zoned areas being looked into for the church. There are risks, but Planning & Zoning could consider rezoning in the future if that's a possibility. If we can help them here in Ridgely, we would love too.

MPCA (Maryland Planning Commission Association)

We received via mail a request for our Annual Dues as well as a conference to be held in Cambridge in November 2011. Martin stated he wants to look into it more before committing. We were also waiting to see if we would get any more members to the Committee before updating the paperwork.

### **Reports and Updates/Old Business**

Cowbarn Project

-Jack Hall said there were too many changes. We need to see more specifics to continue. If anything changes from the original, then the process needs to start over. Jack found 2-3 versions of the plans and couldn't figure out which was which. He didn't see it, but parking was on there. Jeff said that it was originally figured for parking in the front, but it had since been stated to move to the back. Everything met the requirements at the time. Three years later it was revisited and everything was off. Jack told Archie that he needs to submit updated information for the Commissioners to vote on. Martin read Jack's letter to all. We are awaiting developments.....

Ridgely VFC

-30x40 Accessory Building (shed) is to be constructed on Sunset. They have begun to mark out the area. There was some confusion/question as to the setbacks allowed. Martin reviewed the current plans showing a 10' setback

instead of the 20' and stated that it does not immediately appear to be a problem. He said at the current location would not create an issue because there is no road going thru there.

#### Home Builders Guaranty Fund

Martin says if the office wants to be bothered with the extra paperwork then go ahead. It is not MANDATORY!

#### **Open Discussion**

Jeff has a plan/permit application for work to be done on his Walnut St. property. I told him Robin is on vacation for two weeks but I'll call Alan @ MDIA to see if he can come and approve it, if necessary. It was asked of him, what the white PVC pipe sticking out of the ground. It's possible; it may be a sewer line. He was told to ask the county about septic to make sure it's allowed to use again. Jeff does not want to hook into the line, especially because others aren't already hooked in. He hopes it's not too costly to revamp the home. He said he will get back to me (Melissa) with the application and plans.

Nancy asked about the PODS and I told her what was discussed at the Commissioner's meeting. It'd been stated that everyone needs to apply and pay the fee. All applications must include the Platt showing where the POD would be placed as well as the property lines. They are going to have to move within reason and to which they have been approved for. Jeff stated that he has noticed the trend and understands why it was established. Nancy still doesn't see why they would have to pay the fee. She wondered how this would affect future Ordinances. I mentioned this is something that would have to be taken up at the Commissioner's Meeting.

***Jeff motioned to adjourn the meeting @ 8:25pm, Martin 2<sup>nd</sup>***