

**RIDGELY PLANNING COMMISSION  
MEETING MINUTES  
8/22/2011**

The August, 2011 meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:06pm.

**Attendance:** Committee President, Martin Sokolich, Committee Member: Jeff Garrett. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, H Cary Malkus - P&Z Administrator, Anthony Casey – Commissioner, Archie Carroll, Roger Weese & Mark Gradecak

**New Business**

Mark Gradecak (Zoning Ordinance Update)

Mark had the cheapest bid to do this. Martin met with him about two weeks ago. He is going to Re-organize, Update the maps (with possible rezoning\*), and Insert some recommendations from the Comprehensive Plan.

*\*Maybe change R3 into an area to accommodate smaller lots*

Mark is taking the initial starting point from the existing plan. He then wants to be sure we (the committee) don't have anything extra that needs to be added in. He won't be at all of the meetings but he will reach out via email and telephone. He said he won't be charging us to reach out, only for the work that's actually done. He wants any concerns/recommendations so he can contract and get things authorized from the Commissioners ASAP. Martin said he and Jeff are the only ones here and they would reach out to see if anyone has anything else. Mark gave him email address for contact as: [consultantart@atlanticbb.com](mailto:consultantart@atlanticbb.com)

Mark said its going to take him a while to transform from a PDF file to a WORD document in which he can edit. He's looking to use what's currently still ok. We need to figure out if Mark has all Ordinances and Updates. The website may not have everything. He said he would like to have as much information as possible before the next Commissioners meeting on September 19, 2011. Martin asked if we could get it to him on our next meeting September 26, 2011. Mark stated he would like to submit the contract before then and wants to make sure he bills for everything AND be sure he inserts everything as well.

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

### Weese Property

-Roger Weese stated that instead of townhomes, he wants to do (3) three single family homes. Mr. Weese said at this time, it's the only thing economically feasible in the current market. For this project, there are two (2) scenarios:

OPTION 1 – Entrance to all three homes would be off of Sunset.

OPTION 2 – Entrance would have a shared driveway coming off of 4<sup>th</sup> Street.

Martin said, his concern would be what State Highway Administration would have to say about an entrance off of Sunset. It's not a high traffic area, but it's a state road. Mr. Weese said he personally would want a shared driveway. Martin said he's not sure about an easement. Jeff said we can't do a Cul-de-sac in town anymore. The fire department doesn't want it. Cary asked, what happens if it doesn't follow thru. Mr. Weese said we go to court. Martin said you would have to start over again w/ application process. He said he can't say anything about what the Commissioners would do about the allocations. He would not need them all. He's not sure if they would refund anything or give a credit or if he could sell the allocations off. Mr. Weese said he hasn't paid this year's fee yet. Martin said to go ahead and apply, but before doing so be sure to contact the SHA (State Highway Administration) to make sure they wouldn't have any issues with the Sunset Avenue entrance. Martin said, he's not sure about the storm water, landscaping requirements or building type that needs to be used. Mr. Weese said they will submit property type and drawings before moving forward. He said ideally, he will be reaching out to Public Servants ie, teachers, police etc as the potential homeowners. Martin asked if there were any other questions/comments. Archie asked if there would need to be space for the engine to turn around. Jeff explained that yes, it would be the reasoning for no longer wanting Cul-de-sac's within the town's limits. He stated that Mr. Weese should check with the Fire Marshall to be sure. Martin said there is some dead space. He said you may need to take out some trees to be sure there's ample space for turn around. Weese would rather do the Fourth Street entrance if at all possible.

Martin said, with that being said, everything is a go. There is no formal way to withdraw the original plan.

### New Town Administrator

Martin spoke with H. Cary Malkus a little bit earlier today. He will be our new Planning & Zoning Administrator as well as Code Enforcement officer. Any concerns about what needs to come before the commission would go thru him (especially any questions). Cary will be more hands on because of the enforcement side of things.

## Cow Barn Project

Martin began by stating to Archie that we do not have a Quorum to vote. We can try to vote via phone or email. They (P&Z Committee) all have the documents. Archie asked if he'd seen any difference. Martin said he didn't see any big changes. Martin said he hasn't compared the plans side by side. We have to get this done by September 19<sup>th</sup> to go to the Commissioners. We need to at least have an email vote so there is a paper trail. Martin said we need to update ourselves to keep up with technology. He said we also need to take a look at the plans. Archie said he's thinking about also changing the name to "Fox Club". With regards to the Façade Easement, Martin said he wonders if we can do something similar with the redevelopment overlay in the same way as the easement. Everything remains the same. All of the Planning Commission now was around then. Martin asked if Kevin can send drawings via email. We may be able to do electronic vote on this as well.

Archie said this was all voted on this time last year. He said Jack is adding an extra expense to advertise this stuff. He said back on September 11, 2010 an Ordinance was signed re: Overlays. Martin said the ordinance just gives an opportunity to have an overlay. We don't have overlay zones here.

Underdeveloped areas that needed to be preserved is why this was put into place. Martin said he will get in touch with Kevin and send an email out for the Planning & Zoning Commission to vote. He said the specific ways this meets the criteria was previously voted on. He went on to apologize to Archie for the low turnout of Committee members and said we would try to get an E-Vote (electronic vote). He will go door to door if he has too. Archie said for six months nothing could be found. Now, everything has come to light. Anthony said, the ladies in the office have put this place in order and lots of changes have been noticed.

## **Open Discussion**

Archie said there's a piece of property (behind Musselman's) that needs to be tended too. He said it's overgrown and Sonny (property owner) use to pay Archie to maintain it. He has not heard anything from him recently and he can't continue to maintain it. He asked if the Town would send out something on it. Cary said he would.

***Jeff motioned to adjourn the meeting @ 8:05pm, Martin 2<sup>nd</sup>***