

**RIDGELY PLANNING COMMISSION
MEETING MINUTES
9/26/2011**

The September, 2011 meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:00pm.

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, Dale Mumford – Commissioner, Barry Griffith – Lane Engineering, Ronald Christopher, Jonathan Verhyen

New Business

Ronald Christopher @ 202 Walnut Street wants to build a pole barn. The barn is already in place and he wants to build a new one on the property he's already purchased. The Setbacks are zoned residential R-3 (Rural) only neighboring area is rural. Jeff asked, what's the line of Annexation original? He was shown a copy. Martin stated that Residential, Commercial or Industrial is all we have in town. Cary asked Ron if it was all in town. Ron said yes, it's all now annexed in. It used to be ½ in and ½ out. Martin said you have the room. You should be ok with the setbacks. Ron said he's looking into a 60x60 building. He asked if there were going to be any restrictions. Cary asked him if he's still planning on doing the bath facility. He said yes, if it's feasible. Martin said that's all subject to the County Health Department due to it being on septic and not on town's supply. Ron asked if it was possible to be hooked into the town's Water/Sewer system. Martin thinks that there may be allocations original to the Walnut Farms properties, but are currently frozen. Ron asked if it was possible to get rid of this drain field by using his tanks to pump into the Town's system. Martin advised Ron to speak to David to find out about the cost and probability. Martin asked Ron what he was going to do with the building to add bathroom. Ron said it's not a big issue. He would rather do without the bathroom than to hold-up possible production. Dale said, isn't there a height restriction of 40' and Martin agreed. Ron said the finished product will fall under that. He wants to be sure with the Town of Ridgely before going to the county level to get their approval. Anthony stated that we don't have any available allocations/reservations. Ron said it was an existing dwelling. Martin said that all buildings were counted when the system was put in allowing for all existing properties to hold one allocation. Dale asked, what about Storm Water Management? Martin said Ron would have to check with the County for that. He may need to add gutters or more, but it's their call.

Ron was questioning why the county would be involved when the property is in town limits. Martin said it's because they have more departments than we do. He suggested for Ron to stop into the office (here @ the Town Hall) to speak to David on any questions he may have. Cary said he will reach out to Don Wilson to come and take a look at it. Martin said without putting the bathroom in, it should not be an issue. Ron asked if Martin needed any copies and was told not until he applies for the permit. It's an accessory building and just needs an application. Cary said that Orrel Saulsbury has the same issue going on. Martin said that this is something that's common on this side of town with people who have smaller lots.

Reports and Updates/Old Business

Weese Property (Barry Griffith)

The property located at Sunset and Fourth (from 2005-2006) has been approved for townhouses. Lane has been contacted to get something together that he could use. He took direction from the last meeting and came up with a shared private access & utility easement which would become the shared maintenance responsibility of the property owners.

Martin questioned how the houses would be offered. Barry said he can't say for sure, but he believes it would be in lot packages. Martin stated that we've (the town) had bad experiences in the past where we've approved one thing and the market changes so something else has been done. Anthony said two properties currently have entrances on Sunset. Martin asked if there are any other questions and then went on to say that we don't have enough people represented to vote. He will do an electronic vote (via email) because it gives a permanent record. It could take the entire month to get a response from everyone. He said he's not sure how soon you want to get this done. Barry said, Mr. Weese has had the property for some time now, but it would be nice to get started as soon as possible. Martin said, it's not official, but he would approve and Jeff said he would 2nd. He was sure to re-state that Barry could not take that as an ok to get started. He said as soon as he gets a PDF (from Weese) that he will request an e-vote. He also told Barry to look into the Storm Water Management Plan to see how to go forward. I (Melissa) asked how wide the driveway is. And how would the trash pickup work? Barry said the homeowners would have to drag their trash to a common area at the end of the driveway.

Cowbarn

An e-vote was done last month. Findings are attached to the file. Martin, Jeff, Nancy & Mickey all voted yes. Martin said, he doesn't want to make a habit of e-voting, but we have to do what we have to do when we can't get everyone in attendance. Packages given to all Planning & Zoning Commission members included copies of all votes.

Zoning Ordinance Update

Mark is now under contract. His proposal was accepted at the Commissioners Meeting on 9/19/11. He may be at the next Planning and Zoning Commission meeting to give an update and ask any questions he may have.

Open Discussion

Jonathan Stadnicki – Verhyen, moved here in March and is looking for something here in Town to become involved with. Martin said that Planning & Zoning is in the process of re-building. He asked Jonathan to look into the State of Maryland Planners Education Course (mdp.state.gov). He said you should look into familiarizing yourself with that. Hopefully things will start to pick back up soon. It's been slow, but it seems to be changing. Martin gave a brief overview of how we work with other agencies and people. He then asked that Jonathan be placed on the Agenda for the October 3rd Commissioners Meeting to be appointed to the Planning & Zoning Commission. He then asked Jonathan if he had any questions. Jonathan was told that we'll get copies of everything for him once he's appointed. We will always try and meet on the fourth Monday of the month just in case town residents have any questions, even if there's nothing on the Agenda. It will be great to have you on board. Thanks for your interest.

Ron Christopher also stated he may be interested in joining the team. He asked how many positions we were looking to fill. Martin said there's no set number. It will be nice to have people in the building industry involved as we could use their knowledge and participation.

We will be looking out for letters of interest from both Jonathan & Ron to be added to the Commissioners Meeting on October 3rd.

Ron said he wants to make sure it's not a conflict of interest if he joins. Martin said he would love to have people that are interested on board. Rarely, would this position interfere in anything ongoing.

Meeting adjourned @ 8:06pm