

**RIDGELY PLANNING COMMISSION
MEETING MINUTES
1/23/2012**

The January 23, 2012 meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:02pm.

Attendance: Committee President: Martin Sokolich, Committee Member: Jeff Garrett, Committee Member: Nancy Gearhart. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, H Cary Malkus - P&Z Administrator, and Anthony Casey – Commissioner.

Jeff made a motion to approve the meeting minutes from October 24th, and Nancy 2nd.

Old Business

MEDIFAST – Martin asked that this goes back on the Agenda for tonight's meeting. Medifast stated there was a food security issue. Martin said the fence looks worse than it was anticipated. He'd reached out to Melissa and asked if (by researching the previous meeting's minutes/tape) we were told about barb wire or black wrap on the fence specifically. He then asked Cary if it was explained on the application. Cary showed the original documents and it shows where the fence will be installed, but not what. Martin asked the Commission if they thought it was a problem. Nancy asked, was the chain linked fence mentioned? Cary said, it's not on the application, but it was mentioned at the meeting of Oct 24th. Nancy replied, somehow she missed that. She was under the impression they would be using the same vinyl fence like the one alongside of Subway. She then asked if the barb wire had to remain there. Martin acknowledged that was a good question. He said it was never stated that they needed as much security with the wire. They said the area would be fenced, not barb wired. Martin went on to say he's not sure what to do. The application covers the fence, but what about the wire? Cary has the original docs, which shows using the vinyl slacks (PVC). Nancy asked if the barbwire put them over the 6'. Martin asked Cary to run a tape measure for size. They were approved for 6'. The barb wire may have put them over what they were approved for. Nancy said, it looks bad – as if we have a problem. She said she believes we had an Ordinance that stated no more chain link fences would be allowed in town. We did ask them to consider some landscaping. Maybe that will help the overall appearance. It was concluded that Cary would send a letter asking for more documents. For now, we'll keep an eye on the progress.

COWBARN – We received a letter from Archie. The issue is that as soon as the Resolution was passed to allow for the townhouses, he either cannot or doesn't want to do it anymore. He would like to develop the land with four large house lots instead. Archie said he cannot sell the Cowbarn for development without knowing how the sewer line will get out there. Martin said, it's only scaled for its current use of two apartments and that's it. If it turned out to be anything else, he would need more service and a new tower. Anthony said, he would have to make a pump station. Archie has spoken to David about an alternate route, going thru the back of the property lines. It is possible for use of grinder pumps if running lines out of the back of the property, but the responsibility for maintaining falls completely on the HOA or homeowner. The Town of Ridgely will not be responsible to maintain any new pumps.

In addition, whether we are leaving original property on septic OR running into our lots, the four houses should be on smaller lots to fit what the overall scheme of the Town of Ridgely is. There is no insurance that the Cowbarn will be treated historically without the easement. Archie would like to have it both ways if possible. We wouldn't know either way until he found a buyer. There is a zoning overlay already approved on the property. With the overlay, it looks like a missed opportunity. Martin said he has driven over there and the back end of the property is really wet. The drawing shows buildings on the wettest part of the property. He's not sure if this can even be done. He would like for Archie to give the original idea a chance to see how it would work. Jeff stated if Archie goes thru with the original plan he will have to pay about \$500,000.00 to put in a pump station. If he runs the line out of the back, what's the change is cost? Anthony said it would save the developer about \$128,000.00. Jeff asked if there was a way to find a grant to put the pump station in for him. Martin said he would probably find one easier to do the townhomes because they fit. He then said, we don't have to vote on anything tonight. He just wanted to make everyone aware of the issue at hand. There is just one legal question here – If there's an Ordinance passed, is it ok to rescind to go with a "Plan B" and do we just overlook it? Nancy asked, if the Ordinance is rescinded can the easement stay? We can wait until the easement is recorded to review our options. Archie would have to prove that those wet lots are feasible and submit plans to show the septic will work. Martin said he would have to then start over from the beginning. He can get a preliminary review but it wouldn't be final until all tests were completed. He wonders what's next if this doesn't work out. Martin said he will send Archie a letter stating that if he wants multiple choices, he MUST sign the easement and invest some money into making sure his "Plan B" will work.

Reports and Updates/New Business

We should be getting a replacement for Mickey soon on the P&Z Commission.

Zoning Ordinance Update

Mark Gradecek said he has an old copy. The online copy does not show any amendments – going back to 1998. He needs updates to be compared with. We will supply him with any updates needed. We will try and get him at the February meeting.

Open Discussion

What's going on with the Tech Park?

Jeff asked what is going on with the Tech Park. He was told that it is ours (The Town of Ridgely). Anthony explained there has been no change of possession and we are not taking it.

Update to Building Permit Application?

Melissa stated it is time to re-order forms. It was then asked if there should be any changes made before that was done. Martin & Cary suggested that we reach out to see what other towns are using and implement that into our form. Be sure to review that everything we have seen or used over the past year is included.

What's happening at Cowbarn Park?

Nancy said she'd heard they wanted to put advertising signs around the field. She asked if the town had heard anything. Melissa stated that no one has reached out to us as of yet, but informed her that the Parks & Recs Committee met last week and that she should reach out to Lou Hayes.

***Next Meeting Scheduled for Feb. 27th @ 7pm
Meeting adjourned @ 8:12pm***