

**RIDGELY PLANNING COMMISSION
MEETING MINUTES
3/26/2012**

The March 26, 2012 meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:00pm.

Attendance: Committee President: Martin Sokolich, Committee Member: Nancy Gearhart, Committee Member Jeff Gearhart and Committee Member: Rob McQuade. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, H Cary Malkus - P&Z Administrator, Diane Wojcik – Town Administrator, Mark Gradecek, Chuck & Delores Emerson and Rick & Shawna VanBlargan

Jeff made a motion to approve the meeting minutes from February, and Rob 2nd.

Reports and Updates/New Business

Pole-In Around (Exercise Studio)

Rick & Shawna VanBlargan came in. She intends to open a fitness center across the street from Town Hall. It's a cross between a fitness center & dance studio. She will use the pole to strengthen bodies. She currently has CPR & First Aid Certifications and she is licensed by the AFAA (Aerobics Fitness Association of America). Everyone must be at least eighteen years old to participate and she has \$1,000,000 in liability coverage. She has checked with the Health Department and has been told that there is no inspection needed on their end because she has no showers or needles being used on premises. She wanted to know if there a permit needed to build a petition wall & to put vinyl lettering on the inside of her window for signage. She has spoken to the County, but they advised her to come directly to us with these questions. She was told today that she may need an architect to put the walls up. Cary said specs are needed for the wall and you do need a building permit for that. Martin said there is no architect needed for a petition wall. They both told her that she needs the Fire Marshall to inspect before opening. Martin told her to move forward with applying permit. She will bring everything in to us tomorrow.

Chuck Emerson

In 2006, they asked to include the rest of their property into town. Originally it was thought that land would be built into nine lots. Currently, Chuck is curious to see what the Town's plans are. Mrs. Emerson said they are trying to see what we would like to have in town, instead of offering something else. She asked what's currently going on in town and if anything has changed. She said she had a problem with the Sewer Allocation. She wanted to get on with the Walnut Farms build as they were blossoming. She said last time they were here, Dale was still looking at the allocations. As of now, there are none. Martin said, Sunset had 7 allocations and only used 3 so there are 4 available there for use. We have to go thru and see who may be willing to let go. Martin said there are no zoning changes in the works. Mrs. Emerson asked what the timeline looks like. Diane said we should be inspected in about a month or so. Chuck said it hasn't been wet, so we don't know what to expect. Martin said they should be able to give an estimate looking at the numbers over the past year. Again they asked if the town needs anything besides single family homes. Nancy said Affordable Housing is plentiful here in town. Martin said Cowbarn would have created more availability for allocations. He never wanted to be a developer and that has put him in a bind now. She said townhomes for seniors would always be a great idea. Martin said, that gives less outdoor space for them to maintain. Mrs. Emerson said it sounds like we have a surplus. The market has changed and houses are going for far less. She said their best bet is to wait on Walnut Farms to see what they're going to do and piggy back off of them.

Old Business

Weese Property

Weese is going to get with David for any final questions. The Town will have an engineer survey everything, at Mr. Weese's expense.

Zoning Ordinance Update

Martin passed out a sheet to get everyone's thoughts on the use categories and changes as such. They're some things currently in that aren't relevant, such as the Industrial Zone. People continue to put things into this area that aren't Industrial. Are there any Map amendments? Martin asked if everyone could look at all paperwork as Martin is open to waiting for our updates. All suggestions all welcomed.

Open Discussion

NONE

***Next Meeting Scheduled for April 23rd @ 7:00pm
Meeting adjourned @ 8:16pm – motioned by Jeff & 2nd by Rob***