

**RIDGELY PLANNING COMMISSION
MEETING MINUTES
10/22/2012**

The October 22, 2012 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, Committee Member: Jonathan Verhyen and Committee Member: Rob McQuade. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, Anthony Casey – Commissioner, John Hurley – Commissioner, Cary Malkus – Zoning Administrator, David Mosley (East Coast Signs), Brian Saathoff, and Joyce & Melvin Faulkner.

Rob made a motion to approve the meeting minutes from Sept 24th and Jeff 2nd.

Reports and Updates/New Business

Faulker

Mr. Faulkner wants to sub-divide the property. The new property will enter from Seward Road. Separate septic areas are already done. The question is can they use their well or would they have to hook into the town water. Until the property changes hands, you aren't required because you are grandfathered in. Our subdivision Ordinance does not specifically state that you will have to. We cannot do the Sewer right now anyway. Anthony thinks the Director of Public Works would rather you not tap in. The Faulker's do not want to ignore and be required to tap into later. They are wondering what the future is in the Tech Park. Martin said there is nothing going on right now. He (Martin) asked for a motion to approve the subdivision as presented, Jeff motioned and Rob 2nd.

La Delizia

They do not need a permit for the overall sign, just the one in the windows and on the building front. Rob made a motion to approve the signage as pictured and Jonathan 2nd. All in favor for work to begin.

Ebling

Mr. Ebling is putting a sign up in Martin Sutton Park to replace the existing rotting sign. Everything is approved as submitted as long as it does not interfere with the street. Jeff motioned to approve and Rob 2nd. All in favor!

Dollar General was a No Show

Old Business

Zoning Ordinance Update

Martin said he is happy that everything is in order BUT he is not sure how much effort we are going to get from Mark now that he is looking to move to the other side of the state. There has been a mention of mobile home use, but we should worry about land use and regulate that. It would be helpful to get some suggestions. Martin said, if he has time, he will look to see what Easton and Centreville has. He has not been able to talk to Mark, but Mark also has questions himself of what should go into the new Ordinance or be left out altogether. Jonathan asked if we should look for someone else. Martin said, it's hard to say. Mark has given us a good start. Maybe we should reach out. If he can't do it, just say so. It was stated that Industrial Zones has been banned according to the Town Ordinance. Martin says that it states junk yards and asphalt manufacturers are no longer allowed in Town limits, but it does not completely ban Industrial Zones.

Cowbarn – Brian Saathoff

Mr. Saathoff is interested in the Cowbarn property. He's been interested for years. It's for sale now. He is trying to figure out the costs from the Town. Archie told him it's been rezoned to Agriculture. Martin said, Archie proposed to convert into townhouses in which the Commission tried to discourage. We wanted to keep the Cowbarn. Archie decided to preserve the Cowbarn and build on the vacant lot. He petitioned town for Zoning Overlay. A condition was made for Façade Easement. It was never followed through on. He was given a few different ways to tie into the Water/Sewer. He gave away all of his W/S Allocations. Brian said if he gets it, there would be no Subdivision. Martin said, Archie would have to appeal to have the Zoning Changed. He could work with you on it. There aren't too many neighbors around to deal with but he would have to initiate. Archie seems eager to move, Brian just wants to know what he's getting into. The Overlay Ordinance was not temporary. He would need to request a change on that. Brian has pictures of what the Cowbarn use to look like and how other barns have been used in similar situations. Martin explained that

the town does not have Economic Development monies. He said that Archie changed to Agriculture with the State for the Tax Easement. That really has nothing to do with the Ridgely Zoning. Once the property changes hands, it must hook into the Town Utilities. You (Archie) would have to get an engineer to do an assessment and we will have ours confirm. You should also check with Environmental Health as they may have some things you may need to do. Feel free to check in with us if you have any further questions that may come up.

Open Discussion

Notification of Commercial Tenants

We received a phone call to ask permission of automobile storage. If we weren't called, we would not have known business was there. There is something spelled out for Residential Properties, but Commercial is a little more lax. Dale had brought this up a few years ago and it was repealed where if the business was issued a license from the State, they did not need to get one here. There is a section of the Ordinance that says you need a Certificate of Occupancy, but how do you look at it? Is it the landlord or tenants responsibility? We have always looked at the tenant. Cary said, to occupy the space, we need an Occupancy Permit. We need to start registering the businesses.

***Next Meeting Scheduled for December 10th @ 7:00pm
Meeting adjourned @ 8:32pm – motioned by Jon & 2nd by Rob
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***