

April 23, 2014

---

**RIDGELY PLANNING COMMISSION  
MEETING MINUTES**

The April 23, 2014 meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:02pm.

**Attendance:** Committee President: Martin Sokolich, Committee Member: Rob McQuade, Committee Member: Jeff Garrett and Committee Member: Dale Mumford. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer and Cary Malkus – Zoning Administrator. ***Jeff made a motion to approve the meeting minutes from February 24, 2014 and Rob 2<sup>nd</sup>. All were in favor!***

**Old Business**

NONE TO REPORT

**New Business**

NONE TO REPORT

**Open Discussion**

“Multi-Family Dwelling on Maple Avenue”

There is a property on Maple Ave that has been vacant for a while. The bank has taken possession and now wants to put it on the market. They want to advertise it as a multi-family dwelling because it has been found to have a fully functioning kitchen upstairs. The problem is, there has never been any permits pulled to turn this property into a multi-family unit and we’re not sure it would even pass an inspection at this point. Cary said there are two meters currently on the property, which may indicate that this property has been used as a multiple unit in the past. Martin said that the Central Business District is a Single Family District. If the property were already sub-divided (legally and correctly) then it is grandfathered in. All others must meet the guidelines. Dale thinks we should be a little more lax when enforcing Codes due to the economy and the fact that we have so many vacant properties at this time. Martin said that would be a great idea, if we were helping out people in relation to keeping their houses. In this case, it would be helping the bank not the homeowner, and that’s not what’s going to help Ridgely. The Commission agrees that if the homeowner is living on the property, then no problem if they wanted to use the additional unit for income, but very few of the conversions that have been done “unofficially” are suitable for tenants. Martin will put together a notice to go to the realtor that the property cannot be advertised as a multi-family property. The new homeowner can lease the additional space, after purchase BUT needs to have a Rental Inspection, after having a Complete Home Inspection and Lead Paint Inspection Certificate. For more information on these codes/regulations, please view the Ridgely Zoning Ordinances Section 5.5 and Section 20.0.

April 23, 2014

---

**“Foreclosed Properties & Maintenance”**

Cary said that things have been getting a little out of hand with finding out who exactly is in possession of the property. He said the Bankers have been transferring the responsibility of the property maintenance to the Towns. This is an item that we could problem address with the CCAM (Caroline County Association of Municipalities) during their next meeting.

**“Medical Attention”**

Dale stated that he would like to address the need for a doctor’s office in Ridgely. He said currently you could live in the town of Ridgely and cover all of your needs, except for seeing a doctor.

**Reports and Updates**

NONE TO REPORT

***Next Meeting Scheduled for May 28, 2014 @ 7:00pm  
Meeting adjourned @ 7:34pm by Rob, 2<sup>nd</sup> by Dale  
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***