

January 27, 2016

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**RIDGELY PLANNING COMMISSION  
MEETING MINUTES**

The January 27, 2016 meeting of the Ridgely Planning Commission was called to order by Martin Sokolich @ 7:05pm.

**Attendance:** Committee President: Martin Sokolich, Committee Member: Rob McQuade, Committee Member: Dale Mumford and Committee Member: David Crist. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, Anthony Casey – Commissioner, David Gray, Tom Davis, Michael Wood, Christine Eckrich, Joe Anderson and Daniel Wroe. ***Rob made a motion to approve the meeting minutes from September 30, 2015.***

***All were in favor!***

**Old Business**

NONE

**New Business**

RVFD – Mr. Breeding has been hired to construct the new building the DMS (Tom Davis) has been contracted for engineering. Tonight is to review site plan. A site plan approval is needed to begin building in March, which is their target date. RVFD is working with Joe Miller at Caroline County Planning Office for Stormwater Management. There is a 30ft bay at the end for Caroline County EMS. Meeting room will hold up to 160 people with a commercial kitchen off of it. The plan is to keep the utilities inside. David asked if there would be one water tap or two. The plan is to tap one line from the main and split into two off of that, using a 2in. tap for the meter. We would need to meter the EMS side of the building. The only signage for the building is what would be on the actual building. Red and white will be the color scheme. The plans have been submitted to SHA (since the building is on Sunset Blvd – a State Road) for their formal approval. They've already received a verbal ok. A suggestion had been made for some sort of "Advance Notice Sign" for drivers around that bend from W. Railroad and also coming from Sunset Blvd. Dale wanted to know about the siren, contact Bryan Ebling from Caroline Emergency Services and ask. Martin confirmed that there is ample parking for the size of the building. Rob motioned to approve the site plan as presented and David second. All were in favor to move forward.

MIKE WOOD (Walnut St. Lots) – Mr. Wood was in attendance asking about the lots available for purchase through Queenstown Bank on Walnut St. There were a few questions about what, if anything the Town needed or wanted, such as if there is anything in our Comprehensive Plan to help underprivileged housing? Martin explained that the Comp Plan was actually done around the time that the economy crashed. There aren't any policies currently in place for that. We've been dealing with vacancies due to foreclosures, more than anything. The Zoning Ordinance was going to be the first step to get back out there. We are trying to get a 21<sup>st</sup> century update. Dale stated that one of the things that has impacted us has been our Water/Sewer capacity. David said the capacity now and in the future will be at 200,000 gallons. We are spray irrigation so we're coming in below what's required. We've gone from spraying 9 months a year to a full 12 months. We're currently at about 150,000 gallons per day.

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He also wanted to know if each parcel have a “Granny Flat” over the garage? In the historic part of Town, it’s hard and not really allowed. The regulations show’s it being permitted if it meets the setbacks and such (R-1 Single Family). Currently, there aren’t any Overlay Districts in place. Should someone come in with a proposal, the Commissioners would have to approve it.

It was asked about any reason for not allowing a “cul-de-sac”. The Town does not want to be responsible for maintenance. It’s hard for plowing, among other things.

Someone is possibly interested in looking about a Senior Housing subdivision, like Hyde Park in Easton, MD for that 5<sup>th</sup> lot on Walnut St. For senior housing, smaller lot sizes are normally requested. That shouldn’t be an issue getting approval for seniors. Smaller lots would not be entertained if it’s not senior housing. Either way, David wants to make sure there is a MOU (Memo of Understanding) done specifying what the town will and will not do.

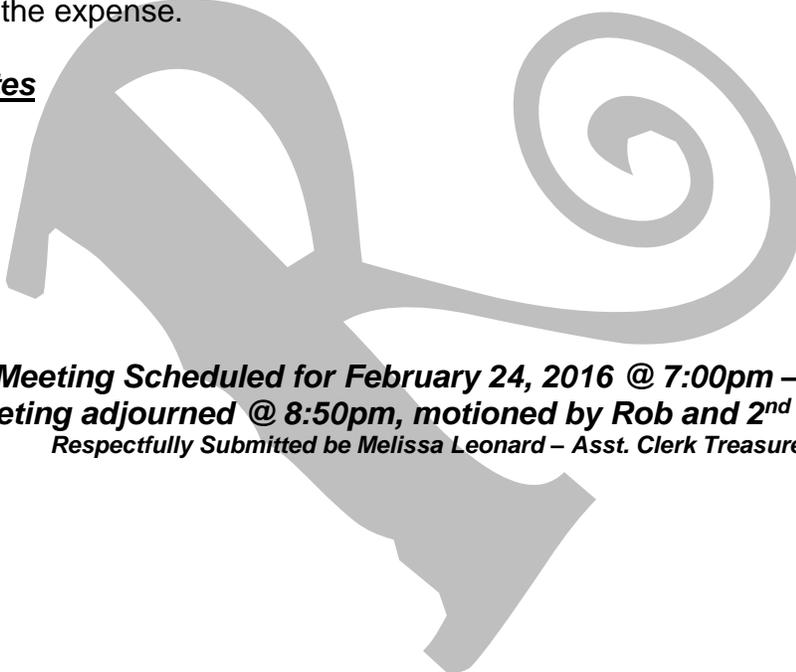
DANIEL WROE – 8B W RAILROAD – Mr. Wroe is thinking of adding water, sewer and electricity. There is lots of pedestrian traffic in that alley. David explained where the water/sewer connections were and estimated the expense.

**Reports and Updates**

NONE

**Open Discussion**

NONE



***Next Meeting Scheduled for February 24, 2016 @ 7:00pm – if needed  
Meeting adjourned @ 8:50pm, motioned by Rob and 2<sup>nd</sup> by Dale  
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***