

**COMMISSIONERS OF RIDGELY
SEPTEMBER 28, 2016
PLANNING & ZONING MEETING**

The Ridgely Planning Commission met on the above date for the September meeting. The following were in attendance: Martin Sokolich, Dale Mumford, Rob McQuade, David Crist, Stephanie Berkey, Ron Christopher and Betty Jean Mumford.

Martin Sokolich opened the meeting. The approval of the minutes was tabled for the next meeting, as Melissa Leonard was unable to attend the meeting.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Ron Christopher requested approval of a subdivision located at 202 Walnut Street. The following subjects were discussed:

Allocation reservation fees and if the properties will need to be tied into the town's system. Lot 2 is closer to the utilities and will need to be tied in. Other lots will need to be tied in as well, as the utilities will continue to get closer the more building that happens.

There was a discussion regarding the right of way access to the property.

Rob McQuade made a motion to approve the subdivision application, 2nd David Crist, unanimous approval.

There was a discussion regarding the rewriting of Chapter 64 of the Town Code for lots of 5 or more acres in the Cow Barn District. The Commissioners of Ridgely sent a letter to the planning commission letting them know that at their meeting of September 12, 2016, the Commissioners spoke with the current owners of 101 Cow Barn Road. At that meeting they decided to ask the Planning Commission to create a special designation within the Cow Bar Road Planning District on that side of town to allow properties of a t least five acres to be able to house and/or raise farm animals. They requested that the Planning Commission move forward with this request. Martin Sokolich gave an overview and history of the Cowbarn property. A discussion followed. The planning commission decided that before they can proceed with changing the code they need to propose to the Commissioners to remove the overlay zone of the Cowbarn property. Once that is done, there will need to be a public hearing to change the use of the property. There is also a concern that the Cowbarn itself will need to be preserved.

The Commission reviewed the annual report for 2015 that needs to be submitted to the Maryland Department of Planning. Rob McQuade made a motion to approve the report, 2nd David Crist, unanimous approval.

ROUNDTABLE DISCUSSION

David Crist asked that the commission begin a search to find his replacement. He is concerned about the possible ramifications of being a town employee on the commission. He will still act as a consultant. There was a discussion to see if the state should be contacted to see if there is a minimum number of people required to serve on a planning commission.

The meeting was adjourned at 8:05 pm.

Respectfully Submitted,
Stephanie Berkey, CMC
Clerk-Treasurer