

February 22, 2017

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**RIDGELY PLANNING COMMISSION  
MEETING MINUTES**

The October 26, 2016 meeting of the Ridgely Planning Commission was called to order by Martin Sokolich @ 7:01pm.

**Attendance:** Committee President: Martin Sokolich, Committee Member: Rob McQuade, and Committee Member: Dale Mumford. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, Betty Jean Mumford, Lucille Ball, Nicole DeLuca and Jeff Hassannia & their attorney. ***David made a motion to approve the meeting minutes from May 25, 2016 and September 28, 2016.***

***All were in favor!***

**Old Business**

NONE

**New Business**

301 W. Sixth St. (Lucy Ball) – Documents given to review during discussion. The current homeowner is trying to reduce the taxes, by changing the zoning from Commercial to Residential. The property is on the market and has not had any commercial interest. She purchased the property for \$300k and has it on the market currently at \$119K. Lucy is wondering if a change to Residential zoning would help seal the deal. She has an interested party looking to use as a rental home. There was also mention of possibly subdividing the lot into two and rezoning that way. Dale explained that should the property be subdivided, Water & Sewer allocations would have to be reserved. Martin then went on to say that right now, the goal is to sell the property. You don't care what happens down the road. It may be beneficial to you to split and sell a portion with the house as residential. It would be nice if you can show a plan to the commission. If you want to change the use, the Town Commissioners would be interested in what to expect. Martin explained that he works a day job so it's hard to take phone calls during the day, but suggested that Lucy and her realtor put something together for the town to review. The town doesn't want to run people out of town, but can't afford to do a deal that others would want to see done for them as well. One possibility is to ask for a Change of Use. You would need to show that the property has been used as Residential the entire time.

106 W. Railroad (Jeff Hassannia & Nicole DeLuca) – This husband and wife team are real estate investors with about 30 years of experience, from Edgewater Maryland. They are not into flipping houses, but want to give good tenants a place to call home. They currently have an offer on it. They are in their 30 day due diligence period. If all goes well, settlement is next. There are four apartments in the building designed as residential. Currently, the property is zoning as Commercial on the bottom floor with Residential upstairs. The couple would like to know if the zoning can be changed back to Residential. They don't want to have a problem after closing. Martin explained that the previous owner requested the change to mixed use, thinking it would attract more business and increase income for him around the time the market crashed. Unfortunately, that didn't happen and the bank foreclosed on the property. The property has never been used under the current zoning change, so we don't see a problem with changing it back. Ultimately, the decision is made by the Town Commissioners. Planning and Zoning will make our recommendation on your behalf asking the

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Commissioners to apply the previous use. Martin asked the buyers to write a letter as well. The buyers stated that they wanted the zoning change contingent on them actually closing on the property. A motion was made by Rob recommending the change and Dale, seconded.

13 W. Sixth St. (Connolly's) – A sign permit application was received for a new sign at the market. The new sign is wider than the last and part of it may encroach on SHA edge of the ditch. We need to have them figure out where their boundary line is. Also, need to look into the clearance on the power lines above. This should be addressed as well. Melissa will relay the information to the applicant.

**Reports and Updates**

**Open Discussion**



**Next Meeting Scheduled for January 25, 2017 @ 7:00pm – if needed  
Meeting adjourned @ 8:17pm, motioned by Rob and 2<sup>nd</sup> by Dale  
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer**