

March 22, 2017

**RIDGELY PLANNING COMMISSION
MEETING MINUTES**

The March 22, 2017 meeting of the Ridgely Planning Commission was called to order 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: John Buckle – Commissioner, Melissa Leonard – Asst. Clerk Treasurer, Betty Jean Mumford, Lucille Ball, & Scott Judy. ***Rob made a motion to approve the meeting minutes from February 22, 2017 and Jeff 2nd.***

All were in favor!

Old Business

NONE

New Business

301 W. Sixth St. (Lucy Ball/Scott Judy) – Queenstown Bank holds the mortgage on this property. Property is currently in “Short Sale”. Mr. Judy explained that the property has been on the market for over 300 days. It was originally bought for 300K and they are having a problem selling it for 119K. The property, although zoned Commercial has always been used as Residential. The property has had interest, but due to the high taxes the interested party backs down. Essentially, they want to know if we could add a residential use to the property. Dale explained to them, although we don’t have a problem adding the use – the taxes go off of the property’s assessment, which is currently 300k. Until you get the assessment changed, the taxes will continue to be high. Martin explained, that we the Planning Commission have no problem making the case for the Residential Use to be added to the property on your behalf. The process requesting the change needs to be in writing clearly expressing the Use change, not the Zoning. We will send our recommendation to the Commissioners of Ridgely and (if they approve) they will sign a letter addressed to the state requesting the change. A motion was made by Rob to support the recommendation and Jeff 2nd. All were in favor.

Reports and Updates

Open Discussion

Dale wants the Town to talk with the State to see what the requirements are with people who currently have gravel driveways. He is wondering if there is a program where we can assist with getting driveways paved. Martin does not believe there is a requirement forcing people to pave. He explained that typically funding sources become available when it’s mandatory.

Commissioner Buckle asked about setbacks. He wanted to confirm if the setbacks are off of the building itself, or the overhang. We explained, to keep a potentially complicated situation null, it’s typically the overhang.

***Next Meeting Scheduled for April 26, 2017 @ 7:00pm – if needed
Meeting adjourned @ 7:45pm, motioned by Rob and 2nd by Jeff
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***