

May 28, 2025

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**RIDGELY PLANNING COMMISSION  
MEETING MINUTES**

The May 28, 2025, meeting of the Ridgely Planning Commission was called to order @ 6:18pm by Martin Sokolich.

**Attendance:** Committee Member: Rob McQuade, Committee Member: Hal Davis, Committee Member: Martin Sokolich, and Committee Member: Commissioner Chad Liester. Also, in attendance was Melissa Leonard – Asst. Clerk Treasurer/Zoning Administrator, David Crist – Dir. of Operations, Amanda Williams, Keith Hresko, Esmerelda Hresko, Alex Edwards and Austin Edwards

Approval of the February 26, 2025, minutes was motioned by Rob McQuade and second by Chad Liester. All were in favor.

**Old Business**

NONE

**New Business**

101 E Sixth St. – Alex Edwards and his brother Austin own a business on Kent Island that has over a million subscribers on Youtube. Their channel can be viewed at “Scrap Life Garage”. They are looking at the area to house a used retail car dealership. The sales will be totally online. It won’t follow the traditional format of folks walking around shopping. When you see someone at the location, they have already purchased their vehicle and is just there to pick up. The garage will be used to work on vehicles, and nothing will be left outside overnight. It sounds like their vision would work in the area. Information was presented and left with the committee for review. The Edwards brothers plan to sign a one-year lease with a plan to extend the lease or buy the property at the end of the initial lease. He will bring the MVA form back to the town for signature now that we have given them the okay to move forward.

BSA Seafood – Keith Hresko spoke about their wholesale seafood company. He explained that they are currently looking at the former Medifast building. He said business has grown so much and they are outgrowing their current location and really need the space. David (Dir of Ops) explained that it won’t be possible to give accurate information without knowing what processing would be done. He stated that everything processed would have to be separated. Mr. Hresko stated that at their current Queen Anne County location, all their liquid goes into a waste container via floor drains and it gets pumped out monthly. He said they don’t use any processing equipment; it’s all hand cleaned. David noted that it is against our Town’s Charter to use a floor drain system. He went over how Hanover Foods were required to do certain things and have their own wastewater system for their processing. He believes it will be the same with this. He will reach out to his contact at MDE to see what they would require and to ask if they would be ok with BSA having a storage tank such as the one they mentioned earlier. BSA is hoping to create about 50 jobs over the next three years.

MDP Annual Report for 2024 – The annual report was presented to the committee, reviewed and discussed. The report reviews any new residential permits issued in/out of Priority Funding Areas. Chad made a motion to send the report to Maryland Department of Planning, and it was seconded by Rob. All approved and the report was sent via email.

### **Reports and Updates**

\*The Comprehensive Planning Committee meeting was canceled in May, due to an unexpected out-of-town emergency. We look forward to meeting on Tuesday, June 10<sup>th</sup> at 5pm.

\*We are awaiting a proposal on updating the Zoning Ordinance

### **Roundtable Discussion**

Melissa mentioned the interest of the community in allowing chickens as pets. She stated that she would like to see the committee, along with the town to gather information on pros and cons. She stated that she really likes the Zoning that has been written by the Town of Denton. We should look into that further.

### **Public Comment**

NONE

The meeting adjourned at 7:30pm with a motion made by Rob, 2<sup>nd</sup> by Chad. All were in favor.

*Respectfully submitted by Melissa Leonard, Asst. Clerk Treasurer*