

June 24, 2013

**RIDGELY PLANNING COMMISSION
MEETING MINUTES**

The June 24, 2013 meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:05pm.

Attendance: Committee President: Martin Sokolich, Committee Member: Rob McQuade, Committee Member: Robin Martin and Committee Member: Dale Mumford. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, Cary Malkus – Zoning Administrator, and John Camp – Oxford Chase on behalf of Dollar General
Dale made a motion to approve the meeting minutes from May 20, 2013 and Rob 2nd.

Reports and Updates

The Planning Commission welcomed Robin Martin to the Commission. Robin comes to us as an 8yr resident of Lister Estates who is a mother of four (all attend Ridgely Elementary School)

Old Business

Dollar General – Updates

DG wants to change the 8' fence to a 4' fence instead. They will also like to eliminate the additional gate (on top) of the fence already being installed. The landscaping will remain as approved. We had originally asked for extras via the neighbors requesting, but is not required by code. In any event, this move will still meet everyone's needs. It was motioned by Rob to approve changes, and 2nd by Dale. All were in favor.

Zoning Ordinance

P&Z Ordinance needs to be completed. We can't make people wait. Mark gave a "Master Planned Traditional Town Development Zone" at the last meeting. Martin will mark it up and send out to everyone. We need to get this thing completed so that we can make decisions.

New Business

Woods – POLE SHED

An application was received to put up a pole shed. All paperwork is in order and should line up with everything else in the area. Per application, this should be used as car storage. Robin motioned to approve and Rob 2nd.

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Walls – SIGN PERMIT

Brenda Walls of Ridgely Pharmacy has submitted an application to erect a sign advertising the Car Show in October. As long as the Town Commissioners approves, it can be installed in the same place as last year. Their sign has a maximum installation of 90 days. Rob motioned to approve and Dale 2nd. All were in favor!

Faulkner – TRAILOR

Mr. Faulkner wants to put a double wide in Town on his property. He wants to know if it's allowed. He subdivided the land earlier this year and asked to make sure he would not have to hook into the Town's system until property changes hands. A trailer is not an acceptable building, but a manufactured home can be bought in on a trailer and placed on a foundation. That way it's possible, as long as it meets codes. No regulations on structure outside of Historic/Business district. He needs to put something on paper. Nothing specific is there about what kind of single family home can be built. Martin stated that the current CODE states that trailers cannot meet the standards. Modular/manufactured homes are better built. An application has to be filed to be certain. If on a foundation, you can apply for review. They will not meet current International Building Code. You must have a sound design and approval through Codes.

Open Discussion

Martin has provided us with Talbot County's Manufactured Home Development Floating District which gives guidelines as to what's needed before a manufactured home development can be placed. This would make it where we could have this covered for all areas with large land acquisitions. Dale wants to make sure each house is at least 1,000 – 1,200 sf. We will take a look at it and see what we can and can't use.

Planning Commission Education Course information was handed out for anyone who has not taken to do so.

***Next Meeting Scheduled for July 22, 2013 @ 7:00pm
Meeting adjourned @ 9:00pm – motioned by Robin & 2nd by Dale
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***