

September 23, 2013

---

**RIDGELY PLANNING COMMISSION  
MEETING MINUTES**

The September 23, 2013 meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:01pm.

**Attendance:** Committee President: Martin Sokolich, Committee Member: Rob McQuade, Committee Member: Jeff Garrett and Committee Member: Robin Martin. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, Cary Malkus – Zoning Administrator, Matt Everngam and Miles Garrett. ***Jeff made a motion to approve the meeting minutes from August 26, 2013 and Rob 2<sup>nd</sup>. All were in favor!***

**Old Business**

COWBARN – Archie went to the Town Commissioner’s monthly meeting and stated he did not want to do anything with the property and said he would start over should something come up. This is to be continued....

10 ACRE LOT – Town boundary has been questioned about the 10 acre lot inherited by Lisa Steadman/Balderson. The County has stated that it is tagged as Town property, so it would be ours. Martin said that because the majority of the property is in the “County”, they would still need to be involved with all talks.

**New Business**

MILES GARRETT & MATT EVERNGAM – Because this is Jeff’s son, he has refrained from being involved with this discussion.

The guys are looking at the Musselman property on Bell for a brewery (manufacturing and wholesale). According to our code, it fits. State law also says that it’s ok to sell pints w/tastings and they wanted to be sure it was ok. Martin said, it fits the I-2 zoning. This area has been reserved for just that. Retail sale of products manufactured on premise is allowed as well. It does not say anything specifically about a “Pub-like” environment. There is a similar business down in Dorchester County and it works. The site appears to be a bit small or manufacturing on a large scale, but it seems compatible for this. The County/State would have to approve and food first. The guys explained that for now, they are looking at this being a part-time brewery. They both work full time currently so this would only be open Fri night – Sun to start. The primary focus now is the brewery and distribution, not really food. Robin asked about the impact and right now it looks like small scale traffic and parking. They will be occupying an end unit and they intend on using the spaces around the side and in the back if needed. The current businesses that are down there will typically be closed or closing by the time this establishment opens. Robin motioned to approve the beginning of the brewery with the stipulation that

September 23, 2013

---

should this become larger than expected, it will be revisited to be sure in fits, and Rob 2<sup>nd</sup>. The brewery will be called "Resignator Brewing".

Queenstown Bank 20 Lots – There was a phone call about some interest regarding a potential buyer for the lots wanting to turn the 20 lots into 3 large lots. No one showed, so we will revisit this at the October meeting.

**Reports and Updates**

ZONING ORDINANCE – We are looking to finalize. The draft change for R3 does not appear to apply for Ridgely. Martin thinks that Mark may have used a larger Town/City as a guide. The manufactured home community issue has been addressed. We need to look at changing or removing the Industrial zoning to something a little more flexible. We will finish the Zoning Ordinance, advertise for a public meeting/review and pass it up to the Commissioners for approval.

ZONING ADMINISTRATOR – Grass is actually winding down for the year and 203 Sunset is beginning to clean up. We will continue to monitor the Sign Ordinance, right now we need to clearly explain the enforcement details before we can begin to send fines or complain the way the law is currently written. We will be able to do more once the Ordinance is updated.

***Next Meeting Scheduled for October 28, 2013 @ 7:00pm  
Meeting adjourned @ 7:43pm – motioned by Rob & 2<sup>nd</sup> by Robin  
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***