

June 18, 2014

**RIDGELY PLANNING COMMISSION
MEETING MINUTES**

The May/June combined meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:01pm on June 18, 2014

Attendance: Committee President: Martin Sokolich, Committee Member: Rob McQuade, Committee Member: Jeff Garrett and Committee Member: Dale Mumford. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, Cary Malkus – Zoning Administrator, David Sabo of Northern Chesapeake Management, Archie Carroll and Tracy Steele. ***Rob made a motion to approve the meeting minutes from April 23, 2014 and Dale 2nd. All were in favor!***

Old Business
NONE TO REPORT

New Business
COWBARN SALE – Dave Sabo of Chesapeake Mgmt was in attendance in hopes of finding out for Kelly Contracting information about the “approved” plans for the Cowbarn Townhome proposal for 36 units. His employer (and potential buyer) would like to do this project in three phases, depending on how they sell/lease. He is currently interested in renting, but if the interest is there, he will sell them. Mr. Sabo was told that he or Kelly Contracting needs to get with David (Dir of Public Works) to discuss what the Public Works Agreement would look like as far as responsibility, connections and repairs/maintenance. Archie said that he gave out the worse-case scenario as to what to expect. It was stated that the plan is to build the units in phases, with the front 2 units (6 townhomes) to be completed as Phase 1. The rest would be completed as interest grew in the development. There was a little hesitation as to what would happen should the interest not “take off”. Dale was interested in knowing what will happen to the Cowbarn, itself. Right now, no one knows. Mr. Kelly would like to develop the land first, per Archie and then worry about the Cowbarn later. Martin stated that there is no reason we couldn’t pick up and move forward. All of the plans must be updated to meet current code and regulations. It was asked if we could reduce or eliminate Impact fees to which both Sabo and Carroll were told that fees would need to be waived by Town Commissioners and that question needs to be directed towards them in a Town meeting. As for Public Works and Water/Sewer set up and review would need to be discussed with David (our Director of Public Works). The information for the upcoming Commissioners meeting was given.

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Open Discussion

RENTAL PROPERTIES – Lead Based Paint

State law requires this to be done by a licensed contractor according to the Department of the Environment – Lead Paint Division

TRACY STEELE- Committee Interest

She was interested in joining a committee. Right now, she just wants to feel things out. She would like to see the Revitalization Plan. She was directed to come in and see Stephanie for that information.

Reports and Updates

NONE TO REPORT

***Next Meeting Scheduled for July 23, 2014 @ 7:00pm – if needed
Meeting adjourned @ 8:03pm by Dale, 2nd by Rob
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***