

August 27, 2014

**RIDGELY PLANNING COMMISSION
MEETING MINUTES**

The August meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:15pm on August 27, 2014

Attendance: Committee President: Martin Sokolich, Committee Member: Rob McQuade, and Committee Member: Dale Mumford. Also in attendance were: John Hurley – President, Anthony Casey – Commissioner, John Buckle – Commissioner, Jerry Sutton – Town Accountant, Melissa Leonard – Asst. Clerk Treasurer, Cary Malkus – Zoning Administrator, Archie Carroll and Betty Jean Mumford. ***Rob made a motion to approve the meeting minutes from June 18, 2014 and Dale 2nd. All were in favor!***

Old Business

COWBARN – Archie came in to make P&Z aware that he'd mentioned at the last Commissioners meeting in August 2014 that the price had been lowered on the Cowbarn property. He wanted to know if there is any interest of the Town to purchase any/all of the barn and 1.8 acres @ a price of \$275,000 with a mortgage directly through Archie and possibly get a grant or state loan to assist. There was no comment from the Commissioners on the offer to buy. Martin said, if the Commissioners were interested, they would have bought it to the attention of the Planning Commission. Dale asked what was the property originally purchase for and was told \$475,000, which includes 5 acres not offered in this offer that will be kept as it is currently – agricultural.

New Business

SIGN PERMIT – Provident State Bank has requested a sign permit on behalf of the Ridgely Pharmacy. Temp means temp and we have to be sure that it remains a temporary sign. There was some talk in the past to provide location (way-finding) signs via the Town. This was a project spearheaded by the Economic Development Committee, which no longer exists. Rob made a motion to approve the sign permit. Dale wants conditions addressed first. Rob withdrew his motion and it was stated that the permit application needs to have a sketch of the sign, a sketch of the plat of land and a long term plan. Is it for a sale, advertising, etc.? When is it going up, when is it coming down? Once all items are received, the application will be discussed. If the signage is time sensitive, we can meet to approve or take an electronic vote.

Open Discussion

106 RAILROAD AVE – We cannot compel someone to leave the property vacant. Currently it is set up with apartments on the first floor, not commercial. We would have to do a Rental Inspection on each unit. If no changes are made on the first floor, there is

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no change of use – only a change of ownership. There is an opportunity where a Commercial business can be opened downstairs. If this happens – then there is a change of use and the “grandfathering” disappears. If property becomes commercial, it will need architectural design and plans will need to be presented for review and approval.

Reports and Updates

ZONING ORDINANCE – A notice will be sent to the Commissioners asking them to bid this project out once again. Mark moved out of the area and we have been unable to complete the project. We’ve never paid and he has never billed for his services. We assume it’s because the work has not been completed.

VOLUNTEERS NEEDED – Please get the word out that we are currently (and always) looking for volunteers to join our committees.

***Next Meeting Scheduled for September 24, 2014 @ 7:00pm – if needed
Meeting adjourned @ 7:51pm by Rob, 2nd by Dale
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***