

February 25, 2015

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**RIDGELY PLANNING COMMISSION  
MEETING MINUTES**

The February meeting (Combined Dec/Jan/Feb) of the Ridgely Planning Commission was called to order by Rob McQuade @ 7:02pm on November 12, 2014

**Attendance:** Committee President: Martin Sokolich, Committee Member: Rob McQuade, and Committee Member: Dale Mumford. Also in attendance were: John Buckle – Commissioner, Anthony Casey – Commissioner, David Crist – Director of Public Works, Melissa Leonard – Asst. Clerk Treasurer, Cary Malkus – Zoning Administrator, Donna Stevens, Tom Davis, Tom Rhodes, Teri Hinch, Bryan Saathoff and Nick Cappella. ***Rob made a motion to approve the meeting minutes from November 12, 2014 and Dale 2<sup>nd</sup>. All were in favor!***

**Old Business**

**New Business**

WALNUT FARMS – Tom Davis and Tom Rhodes were here representing Queenstown Bank, the current owners of the property. Originally, there were 20 lots financed through the bank – then the economy tanked and so went the ability to build (and sell) 20 lots. The bank cannot figure out a way to get a return on their investment of the 20 lots so they have decided to restructure. They would like to do a new 4 lot Subdivision fronting on Walnut Street, making it possible to tie into the existing utilities. They understand that the utilities may need to be extended to the last lot. The road is already paved, but we may need to run water lines and insert grinder pumps. The bank has foreclosed on it and are ready to move. Queenstown bank wants to move forward before the 2015 allocation renewals are due in April. Martin said, the lots are already zoned residential. The curb and gutter, sidewalks and such will still be done as needed. David (DPW) said this restructuring of the lots would officially eliminate the road that would go between Walnut and Bell Streets. A storm water review would still be requested – that's a requirement of the State of Maryland. He doesn't see any issues with the four lots. We would request a thirty (30) foot utility easement. The bank will do a utility plan. The remainder of the property will be a 5<sup>th</sup> lot facing Bell St. for balance. The bank would then try to sell that piece as one lot to one of the adjoining property owners if possible. David reminded them that should lot 5 be developed at a later date, either through them or the new owner – that the bank discloses that Bell Street must be widened to 30 feet and that the pump station may need to be upgraded should it not pull from the grinder pumps. A motion for the sketch plan approval was done and all were in favor. Queenstown Bank will create a plat to abandon the 20 lots and another plat to subdivide into five (5) lots.

SUNNYSIDE – BRYAN SAATHOFF – The property is zoned Commercial so the business is not a problem in that location. As far as the selling of coffee and premade,

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prepackaged foods is a health department approval factor. The sign permit was approved as stated – 3x5 bolted onto the building. There was also talk about a possible electronic sign in the future displaying positive messages, in which the committee members thought may be an issue since that intersection has a lot of distractions/accidents as it. Motion was given by Rob to approve the sign permit and Dale 2<sup>nd</sup>.

SHORE BANK SHARES – The company is planning to lease space at the Musselman building located at 405 W Belle St. There will be two units: Office (for training) and Disaster Recovery Center (which will only be uses if there is an issue at one of their 20 offices). The property will be remodeled to fit the need (joining the two units into one) and include two restrooms on each side. Generally, the max per class would be about 40ppl, but usually it's 20 or less for training. Martin said it appears to be doable and it doesn't appear that parking will be an issue either. The fire marshal will have to inspect. Ok to proceed with plans and application. Dale made a motion to ok to move forward and Rob 2<sup>nd</sup>. All were in favor.

### **Open Discussion**

NEW HOME BUILDS – Terrie Hinch and Commissioner Buckle were here in question of the new home schematics. Used as an example is the former Nancy Gearhart property at 210 Railroad Ave. It has now been sold and split into two lots. Terrie doesn't think there is enough room to provide for two houses on that site and still look as the rest of the area. She feels that the house that has already been built does not fit. Commissioner Buckle wondered if we could change the Town Charter to make this a requirement and Anthony said yes it can be done, but it would then affect everyone. Martin said, we currently can't enforce this issue. Builders typically build what they can sell. Buckle believes these houses are changing the look of the town. Terrie explained that it is a big improvement to what was there. Martin explained that the minimum lot size is 10,000 sf. That is all we are legally allowed to enforce. Anthony said we would have to look at increasing the lot sizes to enforce that here. These are legitimate concerns, but as it's written our hands are tied Martin said.

### **Reports and Updates**

***Next Meeting Scheduled for March 25, 2015 @ 7:00pm – if needed  
Meeting adjourned @ 8:31pm by Rob, 2<sup>nd</sup> by Dale  
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***