

April 27, 2016

**RIDGELY PLANNING COMMISSION
MEETING MINUTES**

The April 27, 2016 meeting of the Ridgely Planning Commission was called to order by Martin Sokolich @ 7:00pm.

Attendance: Committee President: Martin Sokolich, Committee Member: Rob McQuade, Committee Member: David Crist and Committee Member: Jeff Garrett. Also in attendance was: Melissa Leonard – Asst. Clerk Treasurer, Frank Clark, Tom Davis – DMS, Allistaire Lawrence, Louise Lawrence and David Lawrence. ***Rob made a motion to approve the meeting minutes from March 23, 2016. All were in favor!***

Old Business

NONE

New Business

Queenstown Bank Lots – Walnut Farms

Queenstown Bank has a buyer for part of the larger parcel property (aka lot 5). They are interested in sub-dividing it again to create lots 6 & 7. The buyer would purchase all lots, saving the larger remaining parcel for a planned cul-de-sac development in the future. David stated that a Public Works agreement would have to be done. The town will not maintain a cul-de-sac. A Homeowners Association (HOA) would be needed. If the proposed Lot 6, is going to have a paved driveway, that also will not be maintained or serviced. We cannot take responsibility for digging up private driveways to access trouble calls. Martin said, preliminarily we can say yes for Lot 6 as long as the agreement is signed. For Lot 7, if it's served by public utilities it should be fine. If they want well/septic, an approval from the Caroline County Health Department is required. Mr. Davis is not sure if it'll go any further than tonight, but would like to make the offer. Martin asked for a preliminary motion as shown tonight. David confirmed, Lot 6 is ok to move forward, but more info is needed to approve a final for Lot 7. Rob motioned and Jeff second.

Frank Clark – Lot 2 (Walnut Farms)

Mr. Clark is here needing approval of style and location of the new house build. It will be a single story, three bedroom/two bath home. There will not be a deck, but replace with a screened porch in the same location. David explained that the property must have a grinder pump and sprinkler system. Martin approved the driveway to go directly to the property line as there isn't currently a standard. Rob made a motion to approve the house and Jeff 2nd.

David Lawrence – Cowbarn Property

Mr. Lawrence is looking to purchase the property. He wants to know if the lot can be subdivided. The answer is yes. He also wanted to know if they could run a wedding venue out of the existing Cowbarn. The plan is to keep the façade exactly as it is now. He asked about using well/septic and was told that because the property is in town, once it transfers it is required to be connected to Town utilities. The town Commissioners were concerned about saving the Cowbarn. There is a Historic

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Overlay on the Cowbarn specifically because of this concern. You would have to go back to the Commissioners and request the overlay to be removed. According to the potential buyer, Archie (Carroll) told them it was removed. This is not the case. We've never had that hearing. Archie previously spoke about connecting the water/sewer from the back of the property; but he would need to get an easement from Caroline County (Humane Society) and Hanover Foods. You are going to have to use grinder pumps. There's no way to gravity feed from that location. David specified, once things start being developed, we would require them to tie in. We explained that connection fees would be about \$13,000/lot. Mr. Lawrence asked and was directed to the Commissioners to find out about any possible assistance from the Town on the fees as well as if the Town has any ideas or need for the actual Cowbarn. We finalized with telling Mr. Lawrence that there aren't currently any allocations reserved on the property. We do have availability at this time. The current state of the property is extensive to work with, but not impossible.

Reports and Updates

NONE

Open Discussion

Caroline County Humane Society – Approval was given by the commission for the Humane Society to move forward on their new crematorium.

***Next Meeting Scheduled for May 25, 2016 @ 7:00pm – if needed
Meeting adjourned @ 8:21pm, motioned by Rob and 2nd by Jeff
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***