

April 26, 2017

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**RIDGELY PLANNING COMMISSION  
MEETING MINUTES**

The April 26, 2017 meeting of the Ridgely Planning Commission was called to order by Martin Sokolich @ 7:06pm.

**Attendance:** Committee President: Martin Sokolich, Committee Member: Rob McQuade, and Committee Member: Dale Mumford. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, Betty Jean Mumford, Stanley Hutchison, Lou Hayes and Rick & Cathy Schwab. ***Rob made a motion to approve the meeting minutes from March 22, 2017 and Dale 2nd. All were in favor!***

**Old Business**  
NONE

**New Business**

Stanley Hutchison – Interested in putting an addition onto the store. The size of the addition would cause it to cross property lines. The town has stated that it cannot approve a building permit that would cross the lines. The store (Sixth St) is zoned Commercial and the 2 additional properties behind (Maple Ave), owned by Mr. Hutchison are Residential. The plan is to do something to include the property immediately behind the store so that the addition can be built. Mr. Hutchison is looking for direction. It was suggested that a Lot Line Adjustment seems to be the way to go. Considering the present use, it shouldn't be a hard decision to request the change of Zoning from Residential to Commercial. Once the zoning change is approved – at all levels, it is suggested to get rid of the lot lines and create one large Commercial lot. We will submit our recommendation to the Commissioners for the zoning change. Rob made a motion to send recommendation to the Commissioners and Dale seconded.

8 W First St (Former Fire Dept.) – The RVFD does not want to see the EMT building sold with the fire department building. They would like to donate it to the Ridgely Historical Society. Currently, both buildings are listed together as Parcel 449, zoned as EXEMPT Commercial. The actual fire department building needs some work. He's not completely sure it wouldn't be a complete tear down. That being said, they want to subdivide the two buildings on the lot before they begin the process of selling. It was stated, that because of the size of the property and the date it was all built – the minimum lot sizes would not pertain. To be clear, the lots can be subdivided to represent two separate entities. It was suggested that the Historical Society have the building inspected before accepting, to be sure they can afford any changes or updates that would be needed.

**Reports and Updates**

**Open Discussion**

***Next Meeting Scheduled for May 24, 2017 @ 7:00pm – if needed  
Meeting adjourned @ 8:15pm, motioned by Rob and 2<sup>nd</sup> by Martin  
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***