

August 26, 2013

**RIDGELY PLANNING COMMISSION
MEETING MINUTES**

The August 26, 2013 meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:01pm.

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, Commissioners Anthony Casey, John Buckle and John Hurley along with property owners Lisa Balderson and Archie Carroll. ***Rob made a motion to approve the meeting minutes from June 24, 2013 and Dale 2nd.***

Old Business

NONE

New Business

Archie Carroll (Cowbarn Property)

Back in June 2012 he presented to change the property line via a lot line revision. He now wants to change because if someone wants to buy part of the property, he would like to retain at least five acres to keep the Agricultural Tax low. The proposed change would sell off 1.812 acres and retain 5.018 acres. Mr. Carroll said he has already submitted to the Health Department, in which they are ok because no Sewer interruption is taking place. The Commissioners actually passed a Resolution for townhouses and preservation of Cowbarn. Martin believes that the Ordinance states there is an order of how things would be done. No changes should be made from that Ordinance. The five acres are still reserved for townhomes. Martin asked the Commissioners in attendance for their opinions on what the Ordinance says. Commissioner Casey said we need to revisit the Ordinance. Archie wants the change to happen to decrease taxes. Martin says, right now the property has an Ordinance passed. When the property was purchased, 3 single family homes would have been allowed according to the current Zoning Ordinance. It is believed that everything was all contingent on the Ordinance. According to Archie, he went before the Town Commissioners at the June 4, 2012 meeting and was told he should change to Agriculture. Commissioner Casey stated that the Commissioners suggested the change to Ag in order for Mr. Carroll to stop receiving letters in response to the Grass Ordinance requiring properties to be cut below eight inches. A law was passed and we cannot just go around that. A façade easement was talked about with the Town numerous times. He never agreed to easement and Town said we would still allow the townhouses. Archie said his attorney said the Town could not “bribe” him into doing a

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façade easement in exchange for townhome approval. Martin said, we can start over by having our attorney and your attorney look at everything to see how that effects what you want done. A lot line review needs to be done on paper. Everything we discuss now is hypothetical. Townhouses were approved on five acres along with preservation of the actual Cow Barn. Archie says there was no mention of this when it was discussed last summer. Martin and Dale believe that a Planned Development Overlay District Ordinance has been passed. That Ordinance should state that an owner must begin construction within one year of final approval. If no action has been made, the application and approval is null & void. Your (Carrolls) ability to do anything has ended and we must start over again. Archie can no longer market this property as townhomes. Archie asked what happens now. Martin explained you have one lot with a Cow Barn on it. Nothing else! We will review the Ordinance internally and possibly consult with the Town's attorney if needed. Martin wants to make sure he is correct on his interpretation of the Ordinance before giving a final answer. So much time has elapsed that it's possible no longer even grandfathered in. If everything is found to be expired, we can entertain the lot line revision. Archie would like us to also review the Town Meeting minutes.

Lisa Steadman (Balderson)

She has worked with Archie Carroll for 30 years and inherited ten acres of property next to the Ridgely Cemetary which fronts to Route 480. She wants to know how it should be marketed, should she decide to sell it. All of the property is considered to be in Town with the three acres in front zoned Commercial and the remaining seven is Residential, as far as we know. We've worked from old maps for a long time. We will reach out to the County and try to match our maps up and get something finalized to you ASAP.

Reports and Updates

P&Z Ordinance

Martin has tried to implement things that Mark Gradecek has suggested. He's even borrowed a template from a surrounding County that states you cannot deny, but we can designate a certain area only to houses such units like Manufactured/Module homes. An overlay should deal with manufactured homes, not trailers. Trailers will not meet the current Building Code. New homes must be on a permanent foundation. Martin said we should get a jump on it before someone comes in and wants to put one (trailer) up on any corner lot in Town. We will be revising the "markup" and adding the new additions to it in hopes of finalizing in the near future to send to the attorney for approval.

***Next Meeting Scheduled for September 23, 2013 @ 7:00pm
Meeting adjourned @ 8:32pm – motioned by Jeff & 2nd by Rob
Respectfully Submitted be Melissa Leonard – Asst. Clerk Treasurer***