

June 24, 2015

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**RIDGELY PLANNING COMMISSION  
MEETING MINUTES**

The June meeting of the Ridgely Planning Commission was called to order by Martin Sokolich @ 7:00pm. There is no quorum so nothing can be discussed or voted on.

**Attendance:** Committee President: Martin Sokolich and Committee Member: Dale Mumford. Also in attendance were: John Buckle – Commissioner, Melissa Leonard – Asst. Clerk Treasurer, and Archie Carroll. ***We did not have a quorum so we could not approve the minutes from the last meeting. Tabled until the next meeting.***

**Old Business**

COWBARN – Archie has a new realtor marketing the property. He wants to know if anything has changed since the fall. Martin explained where we are:

- 1) Zoned R-3 Residential originally for townhomes. If someone wants to do a restaurant, they would have to request a change of zoning.
- 2) Historic overlay has been a discussion
- 3) A change of zoning was voted on and approved by the Commissioners w/ 4.8 acres being built on outside of the Cowbarn (townhomes) and the Cowbarn remaining.

This is all possible to go away, but a request for change of zoning again must be requested. This can be done two ways – Seller requests zoning change before sale or Buyer can hope for a change approval afterwards.

Archie says he would still have to worry about supplying Water & Sewer to the properties. He would like Planning & Zoning to consider presenting a request for a grant to run water and sewer out there to the ball park for the kids. The Town may have to invest \$100k, but the impact fees will bring in about \$450k. If Grinder Pumps are used (per building) it would be about \$90k. Martin says, it seems to be a chicken and egg situation. MDE or Rural Development has loans/grants, but there are consequences for both. We can't see how the Town can ask people to pay more money on their water/sewer bills to do this. It's hard to put out money on speculation, even if the infrastructure is there. Archie said, just to be clear he is not begging for anything. He just wants the Commissioners to consider reducing the impact fees. He asked if the property could use a well and septic instead of connecting to our system. Martin stated that the State of Maryland is doing away with allowing that. The preference is that you connect to the public system. Archie said to run the lines, it's over 1,000 feet. The Cowbarn is two levels and about 100ft long and 34ft wide with well water and electricity. Planning and Zoning has given him (Archie) some good suggestions and ideas to pass on to his realtor. He also wanted to know if there are any thoughts in changing the theme for Ridgely Technology Park? It was suggested that he reach out to Angela Visintainer at the Caroline County Economic Development to see if they can be of any assistance. There number is (410) 479-4188. Dale said we have to stop looking at this the same way. We need a clean slate with the bankers, realtors, potential buyers, etc. to see what can go there. Martin mentioned that it is an area of town that could use some redevelopment.

**New Business**

**Reports and Updates**

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NONE

**Open Discussion**

**BELL STREET BUSINESSES SIGNAGE** – Economic Development has offered their assistance in having a sign printed for the Town but they are requesting that we get approval from the State Highway Association. We will give them a call to confirm what is needed. We were also directed to reach out to Terrie Maxwell with regards to a scenic byway.

***Next Meeting Scheduled for July 22, 2015 @ 7:00pm – if needed***

***Meeting adjourned @ 8:26pm***

***Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***

