

May 25, 2016

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**RIDGELY PLANNING COMMISSION  
MEETING MINUTES**

The May 25, 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, Committee Member: Dale Mumford and Committee Member: Jeff Garrett. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, Anthony Casey, Commissioner, Patsy & Archie Carroll and Terrie Murray - Remax. ***Rob made a motion to approve the meeting minutes from March 23, 2016.***

***All were in favor!***

**Old Business**

Cowbarn – Archie spoke of a letter we received around 4pm today from Sandy Hayman of Funk & Bolton. She has done a record search and found that noting was recorded by the Town with regards to any stipulations on the Cowbarn. He (Archie) would like for the Town, or anyone representing the Town refrain from saying there is an easement on the property. Martin suggested the Town reply to Mrs. Hayman (Funk & Bolton), with a copy going to Archie and include the Ordinance which was created for, the easement. That is what's on our books, even if it's not recorded. Our Ordinance makes it law. At this point, a request to negate and change the Ordinance as it is currently would be needed. In order to do the 36 townhomes and keep the Cowbarn as it is, an Ordinance was created. At this point, to change the Ordinance another request needs to be made for an amendment. Archie asked had anything been investigated since the Town Commissioners meeting. Martin replied that the official document at Town Hall is different from your previous attorney's email, which looks to have been cut and pasted from multiple documentation. Archie mentioned about the required connection into Town water and sewer to which our Charter states, if within 100ft. Martin explained that the zoning is outdated but it reads as if it's for an already existing house. Archie asked about the ditch cutting on Cowbarn Rd and was told by David that the Town will take care of the half of it we own. Archie approves.

**New Business**

Terrie Murray – Remax (Old PNC Bank location)

Terrie is here looking to see if the Town has any needs or wants for the building. She's having trouble bringing new businesses in. She's questioned if there was anything that she cannot do with that particular piece of property. Martin, explained that because it's zoned as Commercial that it opens up the playing field. She's looking to see if any local businesses want to expand. Currently, there aren't any businesses that we know of. I suggested that she reach out to Angela at Caroline County Economic Development. Terrie stated that it's priced to sell and if we heard of anyone looking to refer them to her.

**Reports and Updates**

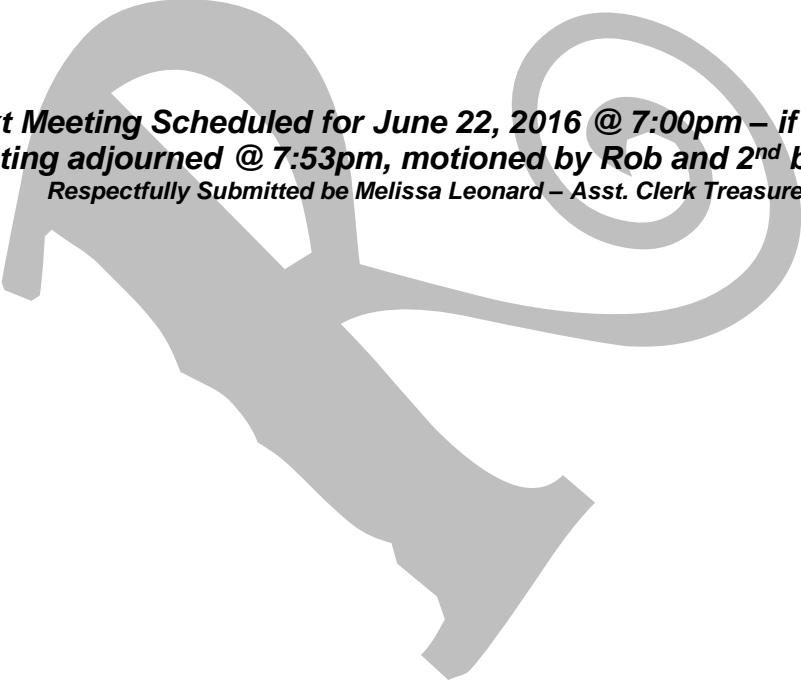
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Zoning Ordinance – We should receive a mark-up copy within the next week or do electronically. I will then send it around to everyone for review, updates, rewording that should be done by us. At this time we should be ready to add or remove anything that we see fit for the future as well. KCI will be here at the next Planning and Zoning meeting to receive and discuss our findings. Our Comprehensive Plan has some recommendations as well. We will reach out to see if that can be the July meeting instead.

**Open Discussion**

NONE



***Next Meeting Scheduled for June 22, 2016 @ 7:00pm – if needed  
Meeting adjourned @ 7:53pm, motioned by Rob and 2<sup>nd</sup> by David  
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***