

August 28, 2024

**RIDGELY PLANNING COMMISSION
MEETING MINUTES**

The August 28, 2024, meeting of the Ridgely Planning Commission was called to order @ 6:06pm.

Attendance: Committee President: Martin Sokolich, Committee Member: Hal Davis, Committee Member: Chad Leister, Committee Member: John Buckle, Miguel Ochoa, Mason Luongo and Dawn Williams. Also, in attendance via phone was Melissa Leonard – Asst. Clerk Treasurer/Zoning Administrator.

Approval of the July 24, 2024, minutes was motioned by Buckle and seconded by Hal Davis. All were in favor.

Old Business

NONE

New Business

Welcoming of Chad Leister to the commission. He stated that he works for AA County Public Works and he is happy to be part of the team.

Sunrise Ave Lots – Miguel Ochoa: Purchase lots already approved by Planning Commission. Stated that I mentioned to him about changing everything into his name and he did. McCrone Engineers printed the same plans out with his name on them. Caroline County has stated that as long as nothing has changed, he can use the same plan that was previously approved by previous owner. He showed copies of the approved Stormwater Management and the signed plats that have been recorded. He is leaving copies of everything

Motion to approve as shown and previously approved by Martin, 2nd by Pooch. All were in favor.

There was a question about style of house projected. Miguel explained that he is expecting to do all ranchers. He believes it fits the model for all from young to old. His plan is to begin with 3 homes at the same time.

Reports and Updates

There was no meeting for the Comprehensive Plan in August. It was cancelled and rescheduled to be combined with the September 10th meeting. There will also be community outreach done in September at the Ridgely Block Party on September 28th. The town will be providing hot dogs to the community. Commissioner Buckle will not be available for the September Planning Commission meeting.

Roundtable Discussion

NONE

Public Comment

Dawn Williams – 208 W Second.

The next-door neighbor's property at 210 W Second is completely gutted.

Underneath their house is rotten. They have someone trying to fix the beams. Two companies have come out, but the house cannot be lifted. It will crumble. There is no heat in the house. The electric box has caught fire. She explained what's going on with her son, in his home. He is blind, and has kidney failure. She's stating there is no way to fix the house as is. She has called multiple people, including USDA to try and work around fixing it. There has been no one who is able to help. She wants to know what it is that she can do. The lot isn't large enough to rebuild. He only has 5-8 years to live. She just wants to be able to provide him with something comfortable during that time. She stated that 210 Caroline has offered their property. She is going to investigate that and get back to us. The Planning Commission had a discussion about what the town can and cannot do due to the zoning regulations. They spoke about reaching out to the high school's CCTC about assisting if the lots work out.

The meeting adjourned at 7:00pm with a motion made by John Buckle, 2nd by Martin. All were in favor.

Respectfully submitted by Melissa Leonard, Asst. Clerk Treasurer