

**NORTH EAST PLANNING COMMISSION**  
North East Town Hall Meeting Room  
106 South Main Street, North East, Maryland 21901  
Tuesday, May 1, 2018  
7:00 P.M.

Chairman Mark Dobbins called the meeting to order at 7:02 P.M. Present included Commissioner Raymond Mitchell and members Valerie Combs, Michael Nair and Judy Duffy. Also present were Chris Mink, CNA, Betsy Vennell, Director of Planning and Lisa Rhoades, Planning and Zoning Assistant.

**-MINUTES-**

April 3, 2018

Ms. Combs made a motion to approve the minutes as presented. Ms. Duffy seconded the motion and the motion was approved by all.

**-OLD BUSINESS-**

Ridgely Forest – Master Planned Community-Conditions of final approval.

Mr. Jim Wolf, WORF LLC, 2301 Rutledge Road, Fallston, Maryland and Ms. Amy DiPietro, Morris and Ritchie Associates (MRA), came before the Planning Commission to present the Ridgely Forest MPC Design Guidelines and Concept Plan for the conditions of final approval. Ms. Amy DiPietro, referred to her response letter dated April 23, 2018 (attached) and stated that all of the items have been addressed. Ms. DiPietro briefly went over the point by point responses:

1. The water meters as shown on the panhandle layout inset on the overall plan, and as shown on Page 31 of the guidelines book is correct. The water main shown in the overall plan view going down the panhandle lots is not correct.

Ms. DiPietro stated the plan view has been corrected.

2. On the overall plan, the note referring to the tot lot at the clubhouse is incorrect.

Ms. DiPietro stated the note on the plan has been corrected to reflect a playground as referred to in the guidelines book on page 41.

3. Goldspire Drive is accepted as a design standard in accordance with good engineering practices with the emergency access and traffic control devices shown and noted.

Ms. DiPietro stated this has been acknowledged.

4. The landscaping planting width and street tree locations shown on Page 26 of the guidelines may need to be revised after consultation with the Town's Landscape Architect has occurred.

Ms. DiPietro stated that she spoke with Patti Lemmerman on April 19, 2018 and have changed the road sections to show the street trees to be located between the homes and sidewalk in the current 15' foot drainage and utility easement. The trees will be planted 4' feet from the sidewalk and the Homeowners Association will be responsible for their maintenance.

5. The Town requested that the minimum lot sizes shown on Page 32 of the guidelines and on the overall plan sheet be further revised. The Town engineer offered to work with the developer to either return the minimum lots sizes back to the original lot sizes shown on the 2008 MPC guidelines or at least to match the Town subdivision regulations minimum lot sizes.

Ms. DiPietro stated that she has spoken with Mr. Mink, the Town engineer and the minimum lot sizes have been changed back to reflect the 2008 version, for the townhomes and duplexes. In addition, the following notes have been added to both the guidelines and plan:

- proposed single-family lots are 6,000 square feet
- restrictions in regards to subdivision of single-family lots

Ms. DiPietro reported that during the Mayor and Commissioners meeting April 11, 2018, some of the residents expressed concern about the location of Lot 1000, as shown on the revised Ridgely Forest Concept Plan, and would prefer that this lot remained undeveloped. The developer agreed to remove Lot 1000. The Developer showed a revised plan reflecting the removal of Lot 1000 from the MPC Plan as well as a revision to the lot numbers on Honeylocust Circle.

Mr. Mink reported that the Town had requested the minimum lot sizes, shown on Page 32 of the MPC Design Guidelines and Concept Plan, be returned to the original lot sizes shown on the 2008 MPC Design Guidelines or match the current Town of North East Subdivision Regulations, which has been done.

Ms. Combs made a motion to approve the minor amendments to the Final Ridgely Forest MPC Design Guidelines and Final Ridgely Forest Concept Plan. Ms. Duffy seconded the motion and the motion was approved by all.

**-NEW BUSINESS-**

Maryland Department of Transportation 2018 Priorities Request Letter

Chairman Dobbins referenced the "Interim Plan" to install a Route 7 Pedestrian Signal on both sides of the North East Creek Bridge, which was on last year's priority request letter to SHA, and

inquired if there were any comments from State Highway regarding this item. Mrs. Vennell reported that the State Highway has not commented on this specific item.

Ms. Duffy commented on implementing a new I-95 Interchange near Principio Business Park and how this would be a good priority due to the increase in traffic. In addition, Ms. Duffy concurred with the addition of installing a bicycle/walking/share the road pavement markings along Route 7 from Ridgely Forest Drive to Mechanics Valley Road, especially with the Ridgely Forest development.

Mr. Nair inquired if there is an existing traffic study for Ridgely Forest. Mrs. Vennell replied yes, in 2006-2007 there were three studies done. Ms. Duffy inquired if the previous traffic impact study took the Bayberry Drive entrance onto Route 7 into consideration. Mrs. Vennell confirmed it did and added the Bayberry Drive entrance onto a State Highway will require a State Highway permit.

#### Annual Planning Report-2017: Adoption

The Planning Commission reviewed the Annual Planning Report, which compiled data from the prior calendar year. After minor wording changes, Ms. Duffy made a motion to approve the 2017 Annual Planning Report. Mr. Nair seconded the motion and the motion was approved by all.

#### **-REPORTS-**

##### Ridgely Forest Section 1 and Section 2

Mrs. Vennell reported that the developers would like to come into the Planning Commission in June to present Ridgely Forest Final Plat Section 1 and Section 2. Mrs. Vennell reported that the deadline has already passed for the June Planning Commission submission. After discussion, the Planning Commission concluded that they will not be able to review the final plat until such time as all agency approvals have been secured.

##### 7, 9 and 11 West Cecil Avenue

Mrs. Vennell reported the structure at 7, 9, and 11 West Cecil Avenue, destroyed during prior floods in North East, was demolished on April 30, 2018. The new property owner is interested in turning this property into a parking lot. This property is located in the Village Commercial district where an up to 20 space parking lot is permitted with a Special Exception.

#### **-MISCELLANEOUS-**

None.

#### **-COMMENTS FROM THE PUBLIC-**

None.

**-NEXT MEETING-**

The next Planning Commission meeting is scheduled for June 5, 2018. At this point in time, there are no agenda items for that meeting.

**-ADJOURNMENT-**

With no further business, Ms. Combs made a motion to adjourn at 7:29 P.M. Mr. Nair seconded the motion and the motion was approved by all.

Respectfully submitted:

Lisa Rhoades  
Planning and Zoning Assistant

Attest:

Mark Dobbins  
Chairman