

NORTH EAST PLANNING COMMISSION
North East Town Hall Meeting Room
106 South Main Street, North East, Maryland 21901
Tuesday, April 2, 2019
7:00 P.M.

Chairman Mark Dobbins called the meeting to order at 7:00 P.M. Present included Commissioner Raymond Mitchell and members Valerie Combs, Judy Duffy and Mike Nair. Also present were Chris Mink, Town Engineer, Betsy Vennell, Director of Planning and Zoning, and Lisa Rhoades, Planning and Zoning Assistant. Melissa Cook-MacKenzie, Zoning Administrator, was absent from the meeting.

-MINUTES-

March 5, 2019

Mr. Nair made a motion to approve the March 5, 2019 minutes. Ms. Combs seconded the motion and the motion was approved by all.

March 19, 2019

Mr. Nair made a motion to approve the March 19, 2019 minutes. Ms. Combs seconded the motion and the motion was approved by all.

-OLD BUSINESS-

None.

-NEW BUSINESS-

Ridgely Forest Development: Preliminary Major Subdivision Plats for Sections 3A and 3B

Ridgely Forest Development: Developer: WORF, LLC; Owner: 1PH PROPERTIES, LLC; 9616 Belair Road, Baltimore, Maryland. Tax Map 31; Parcels 1355, 235. Zoning District R-4 with Master Planned Community Overlay District.

Mr. Jeff Mathai, MRA, 3445A Box Hill Corporate Center Drive, Abington, Maryland, Mr. Tom O’Laughlin and Mr. Jim Wolf, WORF LLC, 2301 Rutledge Road, Fallston, Maryland, came before the Planning Commission to present the Preliminary Plats for Sections 3A and 3B.

Section 3A Preliminary Plat for 31 detached single family lots

Mr. Mathai referenced the comment letter from Mr. Mink, CNA dated April 1, 2019 regarding the Preliminary Plat for Ridgely Forest Section 3A:

APPROVED
May 7, 2019

Items 1-5: Mr. Mathai stated that MRA was in agreement with the drafting updates required.

Item 6: Mr. Mathai stated that they have clarified the Item 6 note to read: “Stormwater Management for Ridgely Forest dated April 2008 was approved January 9, 2008 and grandfathered from the 2007 Stormwater Management Design Regulations. Cecil County has approved removal of the dry wells and recharge pits from that plan. A Stormwater Management Concept Plan dated January 2019 for the entire site was approved by Department of Public Works. Grass swales and micro bio-retention areas will replace dry wells and recharge pits and a final design will be approved per section.” Mr. Wolf stated they must resubmit after completing the final engineering for each section. There are only 1-3 dry wells and/or recharge pits per section and some sections do not have any. The grass swales and micro bio-retention areas shall be located in the utility easements. Mr. O’Laughlin added that the original plan required the homeowner to be responsible for the facilities and now the HOA shall be the responsible party.

Items 7-9: Mr. Mathai stated that they were in agreement with the drafting updates that were required on items 7-9.

Mr. Mink stated the Preliminary Plat for Section 3A, the Site Data notes numbers 6, 9, 11 refer to 3B and these need to be corrected to read 3A.

Mr. Wolf also reported that they have taken over all sections of the Ridgely Forest Development from CT Ridgely forest trust and WORF LLC is the declarant now.

Ms. Combs made a motion to approve the Preliminary Subdivision Plat entitled “Ridgely Forest Section 3A” for 31 detached homes with the following condition:

- Letter from Chris Mink, CNA dated April 1, 2019, with the clarification of the items mentioned above.

Ms. Duffy seconded the motion and the motion was approved by all.

Section 3 B Preliminary Plat for 60 duplex villa lots

Mr. Mathai referenced the letter from Mr. Mink, CNA dated April 1, 2019 regarding the Preliminary Plat for Ridgely Forest Section 3B:

Items 1-5: Mr. Mathai stated that they were in agreement with the drafting updates that were required on items 1 through 5.

Item 6: Mr. Wolf stated the note on the plat was changed to read: “Stormwater Management for Ridgely Forest dated April 2008 was approved January 9, 2008 and grandfathered from the 2007 Stormwater Management Design Regulations. Cecil County has approved removal of the dry wells and recharge pits from that plan. A Stormwater Management Concept Plan dated January 2019 for the entire site was approved by Department of Public Works. Grass swales and micro bio-retention areas will replace dry wells and recharge pits and a final design will be

approved per section.” Mr. Wolf stated they must resubmit after completing the final engineering for each section.

Mr. Wolf stated that notes will be added directly from the MPC Guidelines onto the site plan for Section 3B.

Ms. Vennell clarified minimum and maximum lot widths for Section 3B for the Duplex Villas. Mr. Wolf confirmed that the lots are 35 foot wide. Ms. Vennell stated that if there any architectural changes proposed, they must go through the approval process. Mr. Wolf and Mr. O’Laughlin stated they are aware if the process. Mr. O’Laughlin stated they may have a different developer build the Duplex Villas proposed for Section 3B.

Mr. O’Laughlin reported that they have sold 28 single family homes and 21 townhomes to date.

Clubhouse

Mr. Mink stated that the development will reach 50% build out during the construction of Section 3A and/or 3B. It is required that the Clubhouse and pool shall be opened by the occupancy of the 272nd home. Mr. O’Laughlin stated that they are aware of this requirement. Mr. O’Laughlin had a meeting with the builder today in regards to construction of the clubhouse. It is projected to open Memorial Day 2021. At this time Mr. O’Laughlin foresees the surge in sales to slow down, however, if sales continue at the current pace the Clubhouse will be constructed later this year. Mr. Nair inquired when the pool would be open if the Clubhouse opens in the fall of this year. Mr. Wolf stated that typically you can get an occupancy on Clubhouse and the pool is under a separate permit. Mr. O’Laughlin stated that he is confident that if a commitment is made to install the pool the Town will not prevent them from obtaining additional permits. Mr. Nair wants to make sure it is clear that the Planning Commission has brought, the requirement and stipulations, to the attention of the developer.

Pocket Parks

Ms. Vennell stated, per the MPC Guidelines book, the pocket park in Section 1 must be built prior to the approval of the final 2 construction authorizations within that specific phase or section. Mr. Wolf stated the Section 1 pocket park shall be built this spring or summer.

Ms. Combs made a motion to approve the Preliminary Plat entitled “Ridgely Forest, Section 3B” for 60 Duplex Villas with the following condition:

- Letter from Chris Mink, CNA dated April 1, 2019.

Ms. Duffy seconded the motion and the motion was approved by all.

Mr. Nair inquired about the emergency access between Ridgely Forest and the Courts of Mallory. Mrs. Vennell stated that the emergency access was a requirement of the Mayor and

Commissioners and Planning Commission at the beginning of the Ridgely Forest project in 2007, in order to provide an emergency access for both communities

-MISCELLANEOUS-

None.

-REPORTS-

Library

Mrs. Vennell reported that the North East Library has scheduled a groundbreaking celebration on May 11, 2019 and has invited the Mayor and Commissioners and Planning Commission. A flyer was distributed to the Planning Commission with the information.

-COMMENTS FROM THE PUBLIC-

None.

-NEXT MEETING-

The next Planning Commission meeting is scheduled for May 7, 2019.

-ADJOURNMENT-

With no further business, Mr. Nair made a motion to adjourn at 9:01 P.M. Commissioner Mitchell seconded the motion and the motion was approved by all.

Respectfully submitted:

Attest:

Lisa Rhoades
Planning and Zoning Assistant

Mark Dobbins
Chairman

APPROVED
May 7, 2019