

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

Chairman Mark Dobbins called the meeting to order at 7:01 P.M. Present included Commissioner Raymond Mitchell and members Michael Nair and Valerie Combs. Also present were Chris Mink, Town Engineer, Betsy Vennell, Director of Planning and Zoning and Lisa Rhoades, Planning and Zoning Assistant. Judy Duffy, Planning Commission member and Melissa Cook-Mackenzie, Town Administrator were absent from the meeting.

-MINUTES-

April 2, 2019

Ms. Combs made a motion to approve the June 4, 2019 minutes as presented. Commissioner Mitchell seconded the motion and the motion was approved by all.

-OLD BUSINESS-

None.

-NEW BUSINESS-

Ridgely Forest Development: Preliminary Major Subdivision Plats for Sections 4 and 5-B

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.

Ms. Amy DiPietro, 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 4 and 5 B.

Section 4 Preliminary Plat for 40 Detached Single Family Lots

Ms. DiPietro reported that the Preliminary Major Subdivision Plat for Section 4 had been previously approved by the Planning Commission January 2018, however, the Preliminary Plat approval expired. Therefore, Section 4 Preliminary Plat is being presented again this evening for approval. In response to Mr. Mink’s comment letter dated June 27, 2019 (attached) regarding the Section 4 Preliminary Plat for 40 detached single family lots, Ms. DiPietro briefly reviewed her response letter dated July 2, 2019. Ms. DiPietro stated that the majority of the comments referenced drafting revisions which have been addressed. Ms. DiPietro reported that the Forest

Stand Delineation approval has been extended and reported that items 1 thru 7 represent administrative items that will be completed prior to the presenting the Final Plat for Section 4.

Mr. Nair inquired if there were any layout changes since the previous approval of the Section 4 Preliminary Plat and Ms. DiPietro replied no.

Ms. Combs made a motion to approve the Preliminary Major Subdivision Plat for Section 4 for 40 detached single family lots subject to the following:

- Chris Mink, CNA, letter dated June 27, 2019.

Commissioner Mitchell seconded the motion and the motion was approved by all.

Section 5-B Preliminary Plat for 54 Duplex-Villa Lots

In response to Mr. Mink's letter dated June 27, 2019 regarding the Section 5-B Preliminary Plat for 54 duplex-villa lots, Ms. DiPietro briefly reviewed her response letter dated July 2, 2019. Mrs. DiPietro stated that items 1 thru 7 represent administrative items that will be completed prior to the presenting the Final Plat for Section 5-B. Mr. Wolf stated that he does not expect Section 5-B to come back before the Planning Commission until the beginning of next year. Mr. Mink stated that there is an Open Space requirement of 15% and he would like that tracked on future Plats and Ms. DiPietro concurred.

Mr. Nair inquired if the Planning Commission could make a motion prior to the MPC amendment for Section 5-B. Mr. Mink stated that the Planning Commission may make a motion on Section 5-B Preliminary Plat.

Ms. Combs made a motion to approve the Preliminary Major Subdivision Plat for Section 5-B for 54 duplex-villa lots subject to the following:

- Chris Mink, CNA, letter dated June 27, 2019

Commissioner Mitchell seconded the motion and the motion was approved by all.

Ridgely Forest Clubhouse and Pocket Parks

Mr. O'Laughlin stated that they would like to present an updated plan for the clubhouse and clubhouse amenities. Mr. Wolf reported that they have hired a company to assemble a pocket park package and he would like to bring the vendor to an upcoming meeting to present the pocket park amenities.

Ridgely Forest: Amendment to the Master Planned Community:

Mr. O'Laughlin reported that they are moving forward with the amendment to the Master Planned Community, however, the timeframe for the public hearing process hasn't yet been decided due to a few items they need to resolve.

-MISCELLANEOUS-

None.

-REPORTS-

114 South Main Street

Mrs. Vennell reported that the Special Exception applications for a Restaurant and Alcohol Beverage License, at 114 South Main Street, have been rescinded. The applicant no longer wishes to pursue this project.

SHA Bridge over Amtrak

Mrs. Vennell reported that the first section of the bridge has been completed and is open. The middle section should take about a month or so to complete.

Traffic Light at Route 7 and Route 272

Mrs. Vennell reported that the traffic lights at the intersection of Route 272 and Route 7 were causing traffic to back up. The State Highway Administration will be adjusting the timing of the traffic light.

Planning Commission Tablets

The Planning Commission received new tablets for the purpose of receiving electronic Planning Commission packages. The tablets have the Zoning Ordinance and Subdivision Regulations uploaded onto them. In addition, the Planning Commission received northeastmd.org email addresses. At this time, the Planning Office will send emails to both their personal email address as well as the northeastmd.org email address.

-COMMENTS FROM THE PUBLIC-

None.

-NEXT MEETING-

The next Planning Commission meeting is scheduled for August 6, 2019.

-ADJOURNMENT-

With no further business, Mr. Nair made a motion to adjourn at 7:55 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
November 5, 2019