

**RIDGELY PLANNING COMMISSION  
MEETING MINUTES  
9/26/2011**

The October, 2011 meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:02pm.

**Attendance:** Committee President: Martin Sokolich, Committee Member: Jeff Garrett, Committee Member: Nancy Gearhart, Committee Member: Jonathan Verhyen. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, H Cary Malkus - P&Z Administrator, Anthony Casey – Commissioner, Diane Wojcik – Town Administrator, Roger Weese, Ken Groves & Rob McQuade – Lister Estates, John Balderson – Medifast (and one other person in which I could not make out the name on the sign in sheet)

**New Business**

**This month's meeting went a little out of order today.**

Diane asked the guys from Lister HOA if they were members yet. They said no. Martin asked if letter of interest had been submitted. They said no. They did not know they had to. Martin explained, there isn't any openings now, but may be soon.

**Medifast**

The town has a "right of way" which needs to be addressed. Realizing that the government will be implementing security for food holding establishments, Medifast wants to be proactive and enclose the building. The original layout design was for small 43' trucks & small tractors. Currently, Medifast is receiving large 53' trucks. They said they need to move the fence out 6', but that would affect the Water/Sewer meter. Medifast would need to take tree's down to add the fence. About 400 feet in front of neighbors will receive vinyl slacks. Stage One (Central Ave.) and State Two (Expanding behind sign). This will not affect the "right of way".

David said, moving in on the water line is tricky. Before the fence is installed, we need to dig a hole to confirm where the line is. In the Zoning Ordinance, it states you need to have screening. John Balderson stated there will be a six foot fence, which Martin agreed meets the C-2 loading area. As long as that is there, it should be fine. Martin said, it would be nice to have some shrubbery on the outside of the fence as long as it does not affect the Town's utilities. It's not required per our handbook, but it would look nice. David stated that there really isn't enough space. He stated that Central Ave extension is Town Road. We

understand that what's here does not require landscaping for parking, but it does need screening.

John said Medifast will be responsible for the ditch along Oakview Court as they are already doing the one on Sunrise. It was stated that there is thirty feet between the center of the road on Central Ave. and Medifast. Nancy asked, how much space is between the fence and ditch on Central Ave. David said, the ditch on Central is on the other side of the street. We've been talking about the ditch on Oakview for drainage the same way it has been for years. Martin said to just get the building permit to put up the fence. He asked if everyone agreed and Nancy & Jonathan said yes. David had just one last request. He wants to make sure Medifast could stump grind the trees instead of pulling the root out.

### **Martin suggested we start back at the top of the Agenda**

Approval of Minutes – Jonathan motioned to accept and Nancy 2<sup>nd</sup>

### **Reports and Updates/Old Business**

Martin introduced Jonathan Stadnicki as our newest Committee Member. He said that Jonathan moved into town back in March and wanted to be involved in his community. He has filled the spot which opened up when Leo Stepp moved out of town. WELCOME to the Planning & Zoning Committee.

### **Weese Property (Barry Griffith)**

Weese (Lane Engineering) was at the last meeting. According to Martin, it's ok to go to County to record the plat for numbering. He reviewed the type of houses proposed for build. Everything was approved via E-Vote. Cary will still have to sign off for Sub-Division only. Mr. Weese said first time here it was asked about Stormwater. Cary said the County engineer does it. It's a new re-design now so there will be some sort of changes at that level. Anthony suggested we notify Weese, as a developer of what's needed to connect into utilities. He cannot sell off the lots without Water & Sewer meter discussion with David. David said he knows he's asking ahead of time, but he wants to know what's going on.

### **Zoning Ordinance Update**

Martin thought Mark would be here. It's a little confusing. Martin wants him to clarify some things such as uses. Updates to the Comprehensive Plan will be done as well. The discussion started between 5-7 years ago. We need to figure out how to carry Comprehensive Plan recommendations into the updates for the Planning & Zoning book. We may possibly need to have a workshop on a Sat or another evening to discuss any changes or updates needed for approval. Martin asked, if it came to having a work session over the next couple of months, is there any time that is not good? Jonathan said he can't do the week after

Christmas and Nancy cannot do and Wed/Fri/Sun. Martin said we will get in touch with Mark to see where he stands.

### **Open Discussion**

#### **Walnut St. – owned by Queenstown Bank**

- Currently being developed for (3) lots
- Lister HOA is not happy with the layout. Why would you want to buy a house that close to the next?

#### **Community Planning Association**

- Their Annual Conference in Easton is next month. Trainings are free. Martin wanted to know if we are Maryland Association of Planning Commissions members. It is required by the State of Maryland that Planning Commissioners be trained. We would have to pre-register for attendance purposes.

#### **Cowbarn**

- If he doesn't have a buyer/developer there won't be anything done. It's too expensive. Site plans have been approved years ago

***Meeting adjourned @ 8:25pm***