

**RIDGELY PLANNING COMMISSION  
MEETING MINUTES  
5/21/2012**

**\*Held One Week Early Due to Memorial Day Closing\***

The May 21, 2012 meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:00pm.

**Attendance:** Committee President: Martin Sokolich, Committee Member: Nancy Gearhart, Committee Member Jeff Garrett, Committee Member: Rob McQuade and Committee Member: Jonathan Verhyen. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, Anthony Casey – Commissioner and two representatives from House of Spirits here in Ridgely.

***Nancy made a motion to approve the meeting minutes from March and Rob 2<sup>nd</sup> with one change to Jeff's last name.***

**Reports and Updates/New Business**

***Bennett*** – Planning Commission is looking at the size to be sure it would meet the setbacks. Martin said the existing shed (10x16) looks like it leaves enough room to increase the size and meet the setbacks according to the drawing. It's a voting matter as long as it's meeting the setbacks. Nancy asked if there was something with Oakview Court with regards to building restriction lines. Martin said as far as he can see, we are only required to be sure setbacks are followed. Jonathan said the application shows where the lot lines are. Martin said it's not over the height or dimension requirements. Jonathan asked what the setback requirements are. Martin said Accessory Structures are three feet. He believes they are doing it ok. He (Martin) motioned to forward to Cary (Zoning Administrator) to decide if it needs footers. All Committee Members agreed.

***Weaver*** – Martin said we don't have anything to do with the interior of the home. If windows are being done or additions are being made, they would have to get it approved by the Planning & Zoning Commission because of being in the Historic District. Martin said it was ok to proceed, but they would have to get with Cary for building permits needed.

Signage – The amount of signage in the town is becoming a problem. We need to enforce the Ordinance as a whole. If no one has obtained a permit, and has exceeded the maximum area allowed, we must enforce. Updating the Zoning Ordinance will show more illustration but now change the dimensions. All

businesses should follow the rules. Martin asked if it were on Cary to enforce. Melissa stated that Cary sends an initial letter, then a 2<sup>nd</sup> letter, the Citation follows with a fine and possible court date. Martin said, we don't want to see anyone getting favors. It must be fair across the board. We are just clarifying the requirements. House of Spirits says there are too many signs. HOS never use to have signs, but because everyone is now selling beer and liquor (with signs), they have to be able to compete. They agreed that they will take theirs down as long as everyone else does. Martin said, a max of two signs are allowed (temporary) and can be no more than 32sf. Sale signs, which are considered to be temporary are only allowed for thirty (30) days. You must re-apply to keep it longer and it will only be renewed once for an additional thirty (30) days. A separate application must be done for each sign. HOS asked, what is considered a Permanent Sign. Martin said its one that will stay long term. Anthony said once you put a price on it, it's considered temporary and will be treated as such. Martin said we need to get everyone on the same playing field. Sometimes it takes a while to make everyone apply. Maybe we need to have a "Sign Takedown day". We have removed signage in the past. Cary's letter summarized what can be done and what's needed to be done immediately. Every application must be submitted to Planning Commission for approval. Most signs have not gone thru here. The Ordinance reads that the Zoning Administrator shall remove or cause to be removed after thirty (30) days of non-compliance. Letters were dated May 9, 2012 and removal should be scheduled for June 8, 2012. Martin asked if the diner received a letter. Melissa said no. Nancy stated that everyone should get a letter regardless of the type of business. Planning is to keep changeable sign and remove everything else off the walls/windows. Nancy asked, if that was ok for them to do. Martin stated that the gas stations have permanent signs with interchangeable letters and numbers. If it has foundation, it's permanent. If it's taped or tied down, it's considered temporary. Permanent signs must show business name. There is a 100sf max area. All Central Ave area is zoned C-2. Make a note for Mark to distinguish between Permanent and Temporary Signs. All signs together cannot be more than combined allotted square footage. Permanent sign must identify business by name, cannot advertise vendor (ex. BUD).

### **Old Business**

#### **Zoning Ordinance Update**

Mark was having serious computer issues and has not been in touch with Martin in a few weeks. We need to get an update ASAP with so many things coming up.

### **Open Discussion**

Nothing came in that needs to be discussed. Nancy wanted to know what can be planted around the fence @ Medifast. Martin said they can go any Saturday and get some things from PhytoEcology. Jeff said he will ask them.

***Next Meeting Scheduled for June 25th @ 7:00pm  
Meeting adjourned @ 8:16pm – motioned by Jeff & 2<sup>nd</sup> by Rob***