

**RIDGELY PLANNING COMMISSION
MEETING MINUTES
9/24/2012**

The September 24, 2012 meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:00pm.

Attendance: Committee President: Martin Sokolich, Committee Member Jeff Garrett, and Committee Member: Rob McQuade. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, Anthony Casey – Commissioner, John Hurley – Commissioner, Daniel Foster and Archie Carroll.

Rob made a motion to approve the meeting minutes from May and Jeff 2nd.

Reports and Updates/New Business

Foster – 210 Railroad Street was purchased from Gearhart. The current house on the lot is condemned. Mr. Foster's plans are to tear down the existing property, do a lot line revision and create two (2) houses facing Railroad. He is looking to use 10 ½ foot setbacks on either side and use 24 foot homes. Martin said since the lot already exists, it looks like the homes will fit. Rob made a motion to approve the sub-division only (with fees) and it was 2nd by Jeff. Mr. Foster will stop by the Town Hall and pick up the application.

Dollar General – They are looking for approval for their sketch plan. The building would face Route 480 (Sixth Street), but entrance to parking lot is off of Sunrise. It looks like the alley was encroached on. Cary said he'd been told that it was given back to the owners. Martin said according to the sketch, they are meeting the setbacks. The building will sit back more than Dave's Place and PNC Bank, because of the parking lot. They will still need to worry about Storm Water Management. State Highway is not an issue, because the entrance is off of Sunrise Ave. There is some question as to if this will add to the tractor trailer traffic on Sunrise Ave. Archie there were a lot of years where trucks were not allowed on Sunrise Ave. at all. Anthony said that Sunrise is a residential street. If Dollar General intends to use it, they will have to pave the street. Bramble can do core samples to see what needs to be done to adjust for the heavier vehicles. Martin gave sketch approval for general design with equipment & core samples with motion from Rob and Jeff's 2nd.

Old Business

Zoning Ordinance Update

Martin said he doesn't know what happened to Mark. He was supposed to be at tonight's meeting. He said that maybe we should extend the Commercial District down to 2nd Street @ Mrs. Takala's. We've got Planning & Zoning districts that we want to eliminate. Do we really need 3-4 different Industrials (HEAVY)? Can it be changed to I2 or I3? Why not just label everything together as Industrial? Is Hanover Foods considered Heavy/Light Industrial? Heavy Industrial is normally noisy or smelly stuff that you don't necessarily want to live around. It's really hard to go through without having Mark here. There are things in the Design Guidelines that should be in Zoning. He is still working on those things. Any way we could simplify things would be great. We may need to meet again prior to the next monthly meeting.

Open Discussion

John Hurley – There is an abandoned vacant house on one side of him and recently the church closed up on the other side. What are the Zoning requirements on the church? He just wants to make sure that someone is not going to show up and turn it into three or four apartments. If another church comes, that's not so bad. Martin explained that we really have no authority over the church unless there has been some kind of vandalism. If that was an issue, we could get something done. We just need to monitor it and hope for the best.

Medifast (Signs) – They seems to have gone up overnight. No application was submitted. It looks like a temporary sign, but they still need to submit an application. The property owner is ultimately responsible, even though it appears to be a Pop Warner sign. The property owner needs to apply for the permit. Cary will send a letter to Medifast. It does not appear that the sign will remain after the season. Someone has to be the responsible party and it's the owner. The lighting is another issue. Martin said he assumes the poles themselves should have been applied for. They did not get any permits from the Town, but he believes that everything meets the setbacks. Cary said there is documentation of the work being done. It's the owner's responsibility. Cary will reach out to them. Just because we didn't approve it, does not take away the responsibility.

Cowbarn – Archie said he'd asked if someone was interested in the Cowbarn property project, what would be the answer regarding allocations? He had someone interested but the vague and unsure answers given, made them unsure. David told him as of 4/11/12 there was a remainder of 26 (including the 36 Archie had been reserving). We have to answer the questions correctly. Since

the allocations were not reserved, the availability cannot be guaranteed. Martin said, when the project first came into discussion, there was so much more going on in the way of building. Personally, the demand is just not there. Martin asked Planning & Zoning to suggest that we look at reducing the Impact Fees. He just does not think it's realistic in the town or the county.

***Next Meeting Scheduled for October 22th @ 7:00pm
Meeting adjourned @ 8:45pm – motioned by Rob & 2nd by Jeff***