

**RIDGELY PLANNING COMMISSION  
MEETING MINUTES  
12/10/2012 (Combined Nov/Dec meeting)**

The December 10, 2012 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: Jonathan Verhyen and Committee Member: Rob McQuade. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, Anthony Casey – Commissioner, John Hurley – Commissioner, Cary Malkus – Zoning Administrator, John Buckle, John Camp, Mike Dawkins, Tim Glass – Lane Engineering, Andrew Martin

***Jon made a motion to approve the meeting minutes from Oct22, 2012 and Rob 2<sup>nd</sup>.***

**Reports and Updates**

**Zoning Ordinance**

Mark did put in some issues needed for sketch plans. Dollar General gave us everything we needed. On another note, Martin said we need to get in touch with Mark (Gradecek) and see where he is on the new Zoning Ordinance. At this point, we need to get an update or move on. It's been way too long. Jonathan suggested that we schedule an additional "workshop" to work on Zoning Ordinances. We need to figure out and make sure everything is represented that relates to us.

**New Business**

**Dollar General – Sketch Plan Review**

John Camp (Oxford Chase Development) and Tim Glass (Lane Engineering) are representing. Site has been approved and the plan has been approved by Dollar General Discount Stores which currently has approximately 10,000 locations. The proposed building is 9100 sq. feet. The site design was done to fit the property. Property is expected to have 30 parking spaces to reduce asphalt. The Preliminary Stormwater Management Plan has been submitted. A ground monument sign is proposed, but will come later. All activity is to be done on the Route 480 side, instead of going thru the Residential neighborhood. Martin suggested that Dollar General check with State Highway Administration for their thoughts and concerns. The store has been compared to Walmart, but it appears

to be more of a convenience store. John Camp stated that Dollar General looks for the ones who want to get in and out quickly. The Water & Sewer plans will come after the Site Plans are approved. Core samples should also be done at that time. Jeff stated that 480 is a "gateway" to the Town and that the overall façade of the Dollar General should reflect that. He asked that a new plan be submitted for the overall façade. A couple of the nearby residents had concerns about flooding with the store being built on that property with drainage down 5<sup>th</sup> Street already being an issue. Martin stated that it's not going to add any more impact than it already is. If anything, it may help your current situation. Maybe it will help move some of the runoff. Then they asked about a buffer on the side of the property that backs to theirs on Maple. Tim stated that DG had planned to use landscaping but the residents said that won't be enough to protect them from pedestrian traffic "cutting" through their properties as a short cut. The gentleman will ask Dollar General about putting up a fence on the alley side. They will also look to rearrange the placements of the lights where they are facing down to the ground instead of just aerial views. It was voted on for DG to add an ornamental fence to cover the HVAC units and a matching fence on the alley side for the Town residents. Rob motioned and Jonathan approved. In the meantime, DG will evaluate core samples, consider façade upgrades and fencing before the next meeting.

### **Verizon Wireless**

Andrew Martin – In an attempt to improve service/reception in the Ridgely area, Verizon Wireless wants to put their antenna on the tower on the RFD lot. They have been given permission (via letter) to make changes without the landlord approval first. To correctly complete this project, Verizon will need to build an unmanned shelter of 232sf. They are looking to have this done early in 2013. Verizon's deal for the antenna is with the land owner. We don't approve the tower, but the building is an accessory structure. We need to see the specs for MDIA's approval. Once that's done, Cary should be able to sign off on.

### **Ridgely VFC**

It is ok for the Fire Company to rotate the existing sign out. They must take the worn sign down and put the festival sign in. Once the festival is over, the Original location sign should be put back in its place. A **NEW** application **MUST BE** done before original sign goes back. All Commission members were in favor. Also, Commissioner Hurley has made mention of the Lock Box for Fire Departments. Denton currently has it in their Ordinance as a requirement. We should reach out and ask Chief Utz to come to a meeting and see if we can get a copy of Denton's Ordinance to copy.

### **Old Business**

## **Open Discussion**

### **P&Z Position Interest**

Dale has sent a letter of interest in joining the Committee. He has some experience in these things. It would be nice to have a full Commission again. We would need to send our recommendation to the Commissioners for appointment. With that said, Jeff motioned to approve Dale's request to join the Committee and Jonathan 2<sup>nd</sup>.

### **Large Construction Projects**

Effective immediately, ANY large scale construction projects must be advertised to the neighboring residents of the possibility. We have to send a notification. The main concern is public notification. It's good that the word got out and the neighbors show up.

### **Agenda Requirements**

Effective immediately, ENFORCE a two week period prior to the meeting for submissions or to be on the Agenda. If deadline is missed, they must wait for the next meeting.

***Next Meeting Scheduled for January 28, 2013 @ 7:00pm  
Meeting adjourned @ 8:45pm – motioned by Jeff & 2<sup>nd</sup> by Rob  
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***