

**PLANNING & ZONING MEETING**  
**May 20, 2013**  
**MINUTES**

The Planning Commission met in the Ridgely House on the above date at 7:00pm. The following were in attendance: President Anthony Casey, Commissioner John Hurley, Clerk-Treasurer Stephanie Berkey, Zoning Administrator Cary Malkus, Martin Sokolich, Dale Mumford, Jeff Garrett, Rob McQuade, Gary Smith, Tom Davis DMS, Mark Gradecak, Linda Ross and Greg Murphy.

The meeting was called to order at 7:00pm by Martin Sokolich. Rob McQuade motioned to approve the minutes of the April 17, 2013 meeting, 2<sup>nd</sup> Dale Mumford, unanimous approval.

**REPORTS & UPDATES**

Progress on Zoning Ordinance – Mark Gradacek submitted a proposal for a planned residential district. There needed to be a change to the R-3 district. There was a discussion about the need for site plan requirements in the ordinance. The Comprehensive plan is supposed to be driving the ordinance updates. A discussion followed. Mark wants everyone to go through the update and think about the commercial district and come back with questions to discuss at the next meeting. Mark would also like to see a check list of items for the redeveloping district. Mark also presented instructions for site plans including a check list for reviewing the site plan. This will also be discussed further at the next meeting.

**OLD BUSINESS**

Ridgeway Estates Home Review – The Commission discussed the current house plans for the Ridgeway Estates lots and if they will fit the setbacks for the lots. Martin indicated that there is adequate setbacks for the houses. There was a review of the design guidelines. In the matter of voting for the proposed plans for the Ridgeway Estates, motion to approve the plans by Rob Jeff Garrett 2<sup>nd</sup>, Dale Mumford abstained from the vote, approved.

**NEW BUSINESS**

Sears – Pole Building: The plans were reviewed. The commission agreed to pass the permit on to Cary Malkus for approval.

**COMMISSION ROUNDTABLE DISCUSSION**

**PUBLIC COMMENTS**

Linda Ross for her son Robert Ross re: building houses on 210 Railroad Avenue. Her son is proposing drawings for the lots. There were concerns about the setbacks. There was a question as to if the front set back should be changed to match the existing houses. Cary indicated that the existing code allows for the houses to be aligned with the neighboring lots. There was a discussion about the plans. Setbacks are being met all around. The plans were approved.

**Walnut Farms**

Plans were presented for the Walnut Farms subdivision. Tom Davis with DMS did the original planning for 20 lots. Gary Smith is interested in buying the property for development. He would like to build

smaller houses with 1300 – 1500 footprints with no garages and narrower roads. Mr. Davis indicated that the Comprehensive Plan is calling for narrower streets. A discussion followed. Parking issues were a big concern. Martin expressed his concern for sewer and water lines and the easements. He would like to discuss the proposed changes with the Director of Public Works. There was a discussion about making it a private road that would be solely maintained by the HOA. Martin indicated that engineers and lawyers would need to look over all of this before any approval. The commission requested more detailed drawings that would indicate better what they are planning in addition to stormwater management plans as the guidelines have changed since the original subdivision was approved.

John Murphy of Murphy Transport is requesting to put a trucking company on Bramble lot on Belle Street. Currently there is an office and a garage that are deteriorating and part of the property is blacktop. They haul gasoline, oil and pool water. They operate 24/7. He was also interested in drilling a well on the property. It was determined that the town code does not allow for private wells. A discussion followed. The Commission determined that it was a permitted use, but would like to see a more detailed plan including trucking routes.

The meeting was adjourned at 8:40pm.

Respectfully Submitted,  
Stephanie Berkey, Clerk-Treasurer