

TOWN OF RIDGELY

PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES

Wednesday, November 26, 2025

ATTENDANCE:

P/Z Board Members Present

Martin Sokolich-President, Hal Davis - Member, John Buckle - Member, Rob McQuade - Member and Melissa Leonard - Zoning Administrator

Note: Member Chad was absent but a quorum was present.

Also in attendance via telephone were: Jamie Walsh, Esq, Erica Finley and Chuck Price - all representing the perspective buyer of 601 Sunrise Ave.

I. Call to Order

The meeting was called to order at 10:00 AM by Martin.

II. Approval of Last Meeting's Minutes (May 28, 2025)

- Motion to approve the minutes by John, seconded by Rob. Motion passed unanimously.

III. Old Business

None.

IV. New Business

- 601 Sunrise Ave Zoning Verification and Confirmation

- Discussion points included:
 - Verification of zoning suitability for a lumberyard in the given area.
 - The application process for zoning verification was reviewed.
 - The operation intent was clarified to involve minimal on-site retail activity, primarily online sales and deliveries.
 - A need for a lot line revision to combine parcels into one was identified.
 - Clarification sought and agreed upon for setbacks and fencing installation relating to residential buffers.
 - The board noted the need for compliance with local noise ordinances, especially concerning early morning deliveries.
 - A motion for zoning verification and confirmation was approved unanimously. Signatures from the board were collected post-meeting.
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V. Reports and Updates

- Zoning Ordinance Update

None.

- Comprehensive Plan Update

- The comprehensive plan update is nearing completion.
 - The next meeting is scheduled for Tuesday, January 13, 2026, at 5:00 PM.
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VI. Commission Roundtable Discussion

None.

VII. Public Comments

None.

VIII. Adjournment

- Motion to adjourn by board member Hal at 10:52am, second by John. Motion passed unanimously.
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Respectfully submitted,

Melissa Leonard, Zoning Administrator