

September 24, 2014

**RIDGELY PLANNING COMMISSION
MEETING MINUTES**

The September meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:00pm on September 24, 2014

Attendance: Committee President: Martin Sokolich, Committee Member: Rob McQuade, and Committee Member: Dale Mumford. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, Cary Malkus – Zoning Administrator, Guy Murphy, JoAnne Harrison, Karen Jeeter and Mike (illegible last name). ***Dale made a motion to approve the meeting minutes from June 18, 2014 and Rob 2nd. All were in favor!***

Old Business

New Business

Open Discussion

BUSINESS DIRECTORY SIGN REQUEST- The request were made from three of the business owners on W. Belle St. who have units in the Musselman property at 405 W Belle St. One owner stated that people still are unaware that she has a store here in town. She says that she advertises in the Caroline Review, but that just isn't enough to let people know that she is here, or direct folks to her location. I informed them that we were already looking into this at the request of other businesses on W Belle St as well. We are gathering quotes to see how much this will cost us. At that time, we will figure out if this is an expense that the Town is able to cover or if the businesses will need to contribute in some way. Once that is ironed out, we will go to State Highway to get their approval for the erecting of the signage.

STREET SIGNS – A few of the business owners in Town came out to ask about the correct wording of the street signs to their addresses. They have been having a lot of trouble with shipping and other utilities. The owners dropped off photos to assist in correcting the wrong. The sign at Belle St. and Central Ave has the “e” at the end, but does not reference the fact that it's W Belle St. The sign at Bell St and Cowbarn Rd. does not show the “e” at all and again, does not reference the fact that it's W Belle St. There was another photo of Belle at Crouse Mill, but I indicated that this is outside of Town's boundaries. The 9-1-1 center shows their addresses as being on W Belle St. and it was suggested that we follow suit. This information will be forwarded to Public Works for their approval.

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GUY MURPHY – Mr. Murphy is looking at the old Bramble site. He wants to use it for his bulk oil plant. He is the president of America's Best Oil out of Greensboro, MD. The lot would house a 20,000 gallon oil tank, which would be replenished using 7,500 gallon trucks. The oil would go out in considerably smaller trucks for home delivery. There will also be an office on the premises of this location. Martin stated that there is nothing specifically mentioned in the Zoning Ordinance regarding oil. The area (I-2) is reserved for business that needs to be away from Residential Use and this will fit. Dale said we have to take into consideration the trucks & their air brakes plus other problems with them running through town. Mr. Murphy said you already have that will Walls Trucking and Hanover Foods. Martin suggested that everyone refer to I-2 section of the Zoning Ordinance. He believes that it speaks to more of Commercial Use rather than Industrial. The Tech Park is more suitable for this type of business. We need to figure out how much activity and liability. Ordinance 13.4 says that you must come before the Town for impact possibility. It may even need to go before the Board of Appeals. Public Works (David) would have to confirm that the roads could handle the traffic and what direction the trucks would use to go in and out. Martin needs to receive a little more information from Murphy to figure out if we need the Board of Appeals to get involved. Planning and Zoning needs to have a quorum. We will meet on Oct. 7th for a work session at 6pm to discuss. We need to make sure Jeff will be here prior to.

Reports and Updates

VOLUNTEERS NEEDED – Please get the word out that we are currently (and always) looking for volunteers to join our committees.

We need to send letters to the former members of the Board of Appeals to ask of their interest in continual services. We may need to meet and would like to have them in place. This board needs at least 3 people

***Next Meeting Scheduled for October 24, 2014 @ 7:00pm – if needed
Meeting adjourned @ 8:10pm by Dale, 2nd by Rob
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***