

**RIDGELY PLANNING COMMISSION  
MEETING MINUTES  
1/28/2013**

The January 28, 2013 meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:22pm.

**Attendance:** Committee President: Martin Sokolich, Committee Member Jeff Garrett, and Committee Member: Jonathan Verhyen. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, Anthony Casey – Commissioner, John Hurley – Commissioner, Cary Malkus – Zoning Administrator, John Buckle, John Camp, Calley Dawkins, Bryan Ebling, Tim Glass – Lane Engineering, Christina Valladares, Jill Camp, and Jessie Camp

***Jonathan made a motion to approve the meeting minutes from December 10, 2012 (with the corrections) and Jeff 2<sup>nd</sup>.***

**Reports and Updates**

**Zoning Ordinance**

We are still awaiting an update from Mark. We asked if he would be around the week of February 11 and we have not received confirmation yet.

**Old Business**

**Dollar General – Updates**

The Sketch plan has been approval is done. We were given updates from the applicant via John Camp on the 4 open items from the last meeting.

- 1) Lighting – Will be removed from the residential side (Maple/5<sup>th</sup>) and placed on Sunrise and 480.
- 2) Road Support – Hillis-Carnes did the test on the road, based on the calculation section can accommodate the estimated traffic.
- 3) Fencing – Neighbors asked for fencing to prevent pedestrian traffic. The will put a vinyl fence up, similar to the one at Subway, on the Maple Ave. side and enclose the HVAC units & dumpsters with the same fence.
- 4) Façade – New item has been submitted. The colors can be changed to Ridgelys' colors. The original schematic has been withdrawn.

Jeff asked why eliminate all the lighting from the back of the building. Some ground lighting would help prevent loitering/burglary. Once trees grow up, it will leave an error. John Camp (DG rep) said there was no problem with doing that if the neighbors want it. Mr. Buckle said he is in favor of putting the lighting back in

place with cover, but not on the side. Our police want to have the lighting if they are called to go out there. The neighbors don't want their yards lit up like the football field is across the street. It was asked about the truck restrictions on Sunrise and Comm. Casey stated that the restriction is for parking, not drive through although it's not expected the Dollar General will be driving through the neighborhood. Their plan is to come in and off of Route 480. It was some concern about a traffic issue with kids and cars. Mr. Camp stated that SHA (MD State Highway) has signed off on their plans and don't see any issue at this time. Dollar General does not expect a massive volume of vehicles. They are in no way trying to become your "Wal-Mart". The Sunrise Avenue neighbors would like for us to minimize the impact on them. They were told by Mr. Camp that all deliveries will be done during the day and there is no loading dock, so you won't have to worry about that kind of noise. The trash pickup will be 2-3 times per week in which, the trash company will designate a time, depending on how they normally do their current runs in the Town of Ridgely. There was some question about us (the Town) moving too hasty to allow DG in. We are looking short term, not at the long term benefits/effects. Commissioner Hurley interjected to say that Planning and Zoning does not make determinations. It is the P&Z Commission's job to approve what is presented to them as long as it fits within the current Town Ordinance. DG is looking to possibly break ground within 60days of final approval from the Town and County (Storm Water Management). Hurley asked DG to look into installing a KNOX Box (box which will hold a key for Fire Dept. in case of emergency). Martin said, we are waiting on third party responses before we can give a final approval, but made a motion for Preliminary approval, pending everything goes forward as discussed today (on plans). All in favor!

### **New Business**

### **Open Discussion**

### **NOTIFICATIONS**

We need to send property owners notification that we need to be notified of all tenants so that we can keep a current contact listing.

***Next Meeting Scheduled for February 25, 2013 @ 7:00pm  
Meeting adjourned @ 8:50pm – motioned by Jeff & 2<sup>nd</sup> by Rob  
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***