

**RIDGELY PLANNING COMMISSION
MEETING MINUTES
3/11/2013**

The March 11, 2013 meeting of the Ridgely Planning Commission was called to order at by Martin Sokolich @ 7:01pm.

Attendance: Committee President: Martin Sokolich, Committee Member: Rob McQuade, and Committee Member: Dale Mumford. Also in attendance were: Melissa Leonard – Asst. Clerk Treasurer, Anthony Casey – Commissioner, Cary Malkus – Zoning Administrator, David Crist – Director of Public Works, John Camp, Joanne Shipley – Caroline Humane Society, Kathy Schwartz and Amber Bickerton.

Rob made a motion to approve the meeting minutes from January 28, 2013 and Dale 2nd.

Reports and Updates

Zoning Ordinance

We tried to have a Saturday meeting in February to get up to date with the new Zoning Ordinance. Some of the committee members wanted to speak to Mark directly about some things they had questions about. Some of the items in the Ordinance gave examples; not really concrete information. It has been a lot of going back in forth with Martin being the middle man and he (Martin) thinks that a meeting would fix that. The Commission decided to look at the next few Saturdays to work a meeting out, with the exception of this Saturday (too soon) or the end of the month (Easter), but agrees that we really need to get this done and wrapped up.

Old Business

Dollar General – Updates

We have received URS and Caroline County's comments and Martin reviewed them both. It looks like minor adjustments/changes are needed. Mr. Camp says that Tim Glass (of Lane Engineering on behalf of Dollar General) needs to rework and make changes to the plan, but he was waiting for both Agencies to give feedback before making any adjustments. David said that the Town will not take care of any Storm Water ditches, etc. that we do not currently maintain. We only use our right of ways. We cannot go on to private property. Mr. Camp said that Tim Glass will look into and address. Martin says P&Z cannot give any final approvals on anything without the approvals from the other agencies. There was

mention about how to measure for setbacks and Martin stated as long as everything stayed the way the design was approved before, we are ok. John Camp then presented the Brick Layout for the façade of the building. The front will also have a brick Wainscoting, which will hold the brick in place. Accents will be placed over the door front. He provided us copies of the intended fencing. There were questions about the size of the fencing. There will be 130 feet of 6' fencing and 19 feet of 4' fencing. The placement of the lighting was addressed as discussed in the prior meeting. Dollar General should be ready to go by the next meeting. I will email him the building permit application for his files.

New Business

Joanne Shipley – On behalf of Humane Society

The Caroline County Humane Society is having a Tails and Trails Furry Friends Festival on Saturday, April 20th and would like to place a temporary sign at Martin Sutton Park to advertise the upcoming event. The Commission seemed to agree that it would be ok, but she then asked if the Town could waive the fee. I told her I would email the Commissioners and ask if they would allow the fee waiver, which I will let her know about the end result. As far as placement of the temporary sign, she was advised to use the Fire Department as a guide of where to place her sign. She was also told to ask the FD if she could advertise on their sign as well as Provident State Bank.

Open Discussion

There was a publication given out from “The Commissioner”, which was entitled “How Planning Commission Meetings Are Generally Run”

The office had a visit from someone who may be interested in purchasing the Walnut Farms property which is currently platted for 20 single family homes (already approved). Any new owner(s) can move forward on that. If ANY changes are made, it would require the property owner to start over and begin the process from scratch. Martin said he didn't think we should be promoting certain types of housing, but a few years back it was stated that there was a need for Senior Housing in Ridgely. Dale spoke about a possible BAN on trailer homes in Town in which Martin said that's hard, because there are a few types; modular, manufactured and mobile, which could all be carted in here on wheels. He said the home must meet what's going on in the area to be approved. For example, you can't drop a mobile home in the middle of Central Ave. It just has to fit what's going on in the area.

***Next Meeting Scheduled for April 22, 2013 @ 7:00pm
Meeting adjourned @ 7:42pm – motioned by Rob & 2nd by Dale
Respectfully Submitted by Melissa Leonard – Asst. Clerk Treasurer***