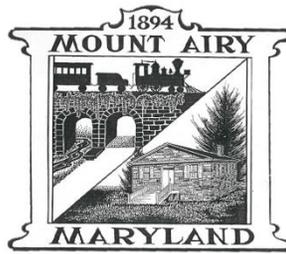


LARRY HUSHOUR
Mayor

TIM J. WASHABAUGH
Council President

JASON P. EVANS
Secretary

KARL L. MUNDER
SEAN M. KELLY
STEPHEN DOMOTOR



Streets and Roads Commission

LUCI RIEGEL, Chair
THEODOR STATHIS, Secretary
KARL L. MUNDER, Liaison

Commission Members:

ZACHARY FANNING
MICHAEL SHIPPEN

**Streets and Roads Commission
Meeting Minutes
Tuesday March 25, 2025
7:00 p.m. – In Person at Town Hall**

I. Call to Order and Pledge

- a. Meeting called to Order at 7:01 PM; motioned by Sean, 2nd by Ted.

Present for the meeting were Luci Riegel, Sean Kelly, Michael Shippen (new member), Erich Stockdale from Public Works, Council Liaison Steve Domotor and Sgt. Brooks.

II. Approval of Prior Meeting Minutes

Minutes from last meeting reviewed. Kelly motioned to approve the minutes; Stathis seconded.

III. Public Comment Pertaining to Non-Agenda Items:

1. None.

IV. Staff Updates

- a. Sgt. Brooks, of the Mount Airy Police Department (MAPD) reviewed some items from his report:

1. Pedestrian and traffic enforcement occurred within the Town limits, per plan, during March and April.
2. Mock traffic stops are planned at the Teen Driving Event (see NEW BUSINESS).
3. Provided a summary of his comments on the site plans, which addressed planned development in the following four (4) areas:
 - i. Mt. Airy Pole Yard Expansion (Back Acre Circle)
 - ii. Southside Plaza (S. Main St., South of E./W. Ridgeville Blvd)
 - iii. Greentree Village ((N. Main St. and Candice Dr.)
 - iv. Buffalo Ridge on Buffalo Road (in front of Rigler property)
4. Mentioned the crosswalk on Prospect Road and Rising Ridge, near the American Legion building.
 - i. Luci asked for enforcement at that crosswalk).

- b. Erich Stockdale, from Mount Airy Public Works, reviewed these items from his

report:

1. "NO PARKING" signs have been installed on E. Ridgeville, near Laurel Ct.

V. Councilman Domotor presented the Council Liaison report.

- a. A building site for the new MAPD headquarters was approved in the new Greentree subdivision. Land will be purchased for \$975k.
- b. A \$4.5M bond request was submitted for construction of the new MAPD building.
- c. A hearing for re-zoning is scheduled for March 24, 2025.

VI. Councilman Domotor presented the Main Street Safety Report.

- a. Steve made a request to Sgt. Brooks to place the mobile speed monitoring apparatus on S. Main St.
 1. Sgt. Brooks recommended that a speed study be conducted at S. Main and Fairwood; all members agreed.
- b. A quote for \$5k was received for the flashing crosswalk sign at N. Main St.; \$10k has been set aside.
- c. Steve reached out to MDOT for installation of the lighted signs at N. Main St. The crew surveyed the intersection on a Friday, and their results indicate this intersection is on the low end of the pedestrian traffic count, which would require these lighted signs. Steve followed up by talking with the management of the Liquidity Aleworks, which is the business that attracts pedestrian and automobile traffic at that intersection. Their empirical data shows an average of 300 people per month, which is still on the low side of the MDOT pedestrian intersection criterion. However, MDOT said this intersection did meet the criterion for the lighted signs, as sought.
- d. Steve also talked about the white curbside lines that have been painted on the asphalt, near Carter-Que. He believes they do indeed cause the drivers to slow down. He recommended these lines be extended all the way to the downtown area, for the same purpose. Steve intends to pursue this idea, working with the Mayor and with Erich Stockdale.
 1. At this point, Mr. Gary Fry, a Town resident, suggested possibly installing reflective pavement markers.

VII. Sean Kelly reported on the Town's website updates.

- a. Nothing new to report.

VIII. Old Business

- a. Pedestrian Crossing Sign at N. Main Street – OPEN
 1. In progress, as Steve reported earlier.

b. Merridale Speed Limit Signs - CLOSED

1. Ted mentioned the speed limit signs need to be trustworthy with enforceable limits and not used to “artificially” compel drivers to slow down, but will support the Mayor’s decision.

c. E. Ridgeville and Laurel Court No Parking signs – CLOSED

1. As Erich Stockdale reported earlier.

d. Traffic Circle - OPEN

1. Sgt. Brooks stated the planned concrete median from the traffic circle all the way down toward the Chic-Filet has been deleted. He feels it is necessary to impede drivers from making a left turn, when exiting Ridgeside Ct., rather than using the planned traffic circle.
2. Ralph Ghent, P&Z Chairman, addressing the meeting as a member of the Public, mentioned that the traffic circle is about two (2) years late, due to the Storm Water Management study. He also mentioned the funding is coming from ARPA (American Rescue Plan Act).
3. According to Steve, the planned rezoning of the area on S. Main St. to “Mixed Commercial” is inconsistent with a one-lane traffic circle.
4. Sean wondered if work on the traffic circle should be paused, since the vision for S. Main St. has changed, since it was proposed. He wondered about who actually could make that decision?
 - i. Steve answered by stating that a requirements review with all stakeholders would be a good start.
5. Steve ended the discussion by stating the traffic circle should not be built, if we determine that it will not accomplish the intent, i.e. flow the traffic smoothly, in both directions, on Ridgeville Blvd.

e. Guard Rail at Ridgeville - OPEN

1. Luci informed Mr. Gary Fry, who had brought this issue to our attention, that the guard rail maintenance/repair is believed to be the responsibility of the shopping center, as it belongs to them. However, she will try again to get confirmation on this.

f. Back Acre Speeding - OPEN

- i. Sgt. Brooks stated that his team will continue speed enforcement.

g. Teen Driving Event - OPEN

1. It will be conducted at the Fairgrounds, on April 12, between 11AM

and 2 PM, weather permitting.

h. Traffic Model - OPEN

1. Ted presented his findings on available traffic models:
 - i. MATLAB has a model called "Open Traffic Lab"
 - ii. PVT group has one called VISSIM (MDOT uses this model)
 - iii. And there are many other companies and models available
 - iv. Based on his experience using models, he stated the Town will have to dedicate someone to develop the model parameters and maintain it.
 - v. He recommended the Town use the VISSIM model, since that is the one used by MDOT, for the following reasons:
 - a. Reduce our learning curve
 - b. Benefit from MDOT's years of experience using this model, not just how to use VISSIM but benefit from their experience in traffic modeling.
 - vi. In closing, Ted stated that any investment made will have to be watched closely, to ensure the output of meaningful results. Otherwise, the investment will have nothing actionable to show for it.
2. Ralph Ghent mentioned the use of a traffic model is included in the recently updated Master Plan, under Chapter 6.0 Transportation.

i. Site Plans - CLOSED

1. Ted shared his review of the site plans:
 - i. Mt. Airy Pole Yard Expansion (Back Acre Circle)
 - a. No issues
 - ii. Southside Plaza (S. Main St., South of E./W. Ridgeville Blvd)
 - a. His recommendations is NOT TO ADD an entrance/exit into/out of the proposed traffic circle.
 - iii. Greentree Village ((N. Main St. and Candice Dr.)
 - a. We need to ask the developer for their expected increase in vehicular traffic, at both locations (Candice Dr. and N. Main St.)
 - b. It is 39 Townhomes, 18 Villas and 5 Single Family Homes.
 - c. Traffic will increase on Main St., Scotch Heather Ave. and Candice Dr.)
 - d. Sgt. Brooks stated the forecast is for 35 additional vehicles per day on N. Main St. Following, was a short discussion on how to estimate future traffic growth.
 - e. It was stated that Scotch Heather Ave. WILL NOT connect to N. Main St., as part of the Greentree development.

- iv. Buffalo Ridge on Buffalo Road (in front of Rigler property)
 - a. This is a small cluster of homes (5 to 7) so the expected additional traffic should be minimal.
 - b. However, due to the location of the entrance/exit, on a curve downhill/uphill, dedicated right and left turn lanes, in each direction, should be included, as part of the development, as there is real-estate. Signage should also be included.

IX. New Business

a. Crosswalk at Park Ave. and Ridge Ave. – CLOSED

A resident asked if a crosswalk can be established at this location.

Sgt. Brooks enumerated the problems with such a crosswalk:

- i. Driver reaction time to a pedestrian in the crosswalk
- ii. Pedestrian reaction time to non-yielding vehicle
- iii. Could create a new problem.

After a short discussion, the Commission determined doing so would not add any safety to pedestrians crossing Park Ave. to reach Ridge Ave.

b. New Commission Member Michael Shippen - CLOSED

c. N. Main and Route 27 - OPEN

Ralph Ghent spoke to the situation created at this intersection, since the flashing yellow lights were replaced by red/green, four-way traffic lights, by MDOT.

The problem is that since there is no dedicated left turn lane onto Candice Dr., Northbound drivers on Route 27 have to veer right into the shoulder to pass; a dangerous situation.

He referred to a recent collision at that intersection between a vehicle traveling North on Route 27 and one waiting for Southbound traffic to clear, in order to turn left onto Candice Dr.

Ralph shared his email to MDOT with the Commission and stated that MDOT's study of this issue will be completed by June.

d. Fading Yellow Paint on Curbs – OPEN (Not on the agenda)

Steve asked Erich about the faded yellow paint on the curb, where vehicle parking is not allowed. Erich mentioned the paint is mixed with anti-freeze to help snow melt faster, but it also causes the paint to flake much quicker.

- i. Michael suggested we host a Community Event where volunteers paint the curbs!
- ii. Mr. Gary Fry mentioned there are ways to protect the yellow paint from erosion, but offered no details.

X. Adjournment and Next Meeting

- a. The meeting was adjourned at 9:02 PM, motioned by Sean, seconded by Ted. The next meeting will be 5-27-25 at 7 pm in Town Hall.

(Secretary's note: When the meeting occurred, Sean Kelly was a member of the S&R Commission, and Steve Domotor was the liaison. After the Town's election, Karl L. Munder became the liaison and Sean Kelly resigned since he is now a member of the Town Council. These appointments are reflected on the letterhead of these minutes.)