

March 3, 2008

*Mayor Foster called this meeting of the Denton Town Council to order at 7:00 PM on this date leading everyone in the Pledge of Allegiance.*

*Mayor Foster asked that the records reflect that Council Branson was absent. Councilmen Clendaniel and Porter were also present. The Council was joined by Planning Commissioner members Doris Walls, President Valerie Miller and Bill Quick for the joint public hearing.*

*Mayor Foster welcomed the large group of visitors – and mentioned that Councilman Clendaniel and himself had attended the Savannah Overlook Home Owners Association meeting on Saturday and had invited them to come to the Town Council meetings and become more involved.*

**Public Hearings**

**Ordinance #554**

*At 7:02 PM Mayor Foster opened a public hearing to receive public comments on Ordinance #554. An ordinance of the Town of Denton to amend Chapter 124 of the Denton Town Code to prohibit the use of wells for potable water use on all properties, to prohibit the drilling of new wells on residential property for outdoor uses; to permit the continued use of existing wells on residential properties for non potable outdoor uses only, and to permit the drilling of wells for irrigation uses on property used for agricultural or recreational purposes.*

*The Mayor asked for any comments from the:*

*State – there were none*

*County – there were none*

*Council members – there were none*

*Public – there were none.*

*With no further comments the Mayor closed this public hearing at 7:02 PM.*

**Ordinance #555**

*At 7:03 PM Mayor Foster opened a joint public hearing with the Denton Planning Commission to receive public comments on Ordinance #555. An ordinance of the Town of Denton amending the Denton Comprehensive Plan to incorporate the stories of the Chesapeake Heritage Area Management Plan as the plan relates to those areas of the Town located with in the Denton central business district and the Denton Historic District.*

*The Mayor asked for any comments from the:*

*State – there were none*

*County – there were none*

*Council members – there were none*

*Public – Marina Dowdall, Executive Director for the Caroline County Council of Arts spoke and provided a letter of support to the amendment of the comprehensive plan to incorporate the Chesapeake Heritage. Ms. Dowdall referenced that this provision would make the Town, non-profits, and local businesses be eligible for various benefits, including grant funding for several projects like the Community Arts Center, the Artsway at Denton redevelopment project and the cultural arts center that is planned for the Chesapeake Culinary Center.*

*Natalie Chabot, Caroline County Tourism Director spoke in support of the adoption of the ordinance.*

*Councilman Porter as a member of the public spoke on behalf of Beth Brewster who was unable to attend but wished to let the Council know that she strongly supports this ordinance.*

*Then Council Porter spoke as a member of the Council and asked some questions about the map to make sure that the Town office building was included in the area that would be covered by this ordinance. The Town Administrator advised that while the Town office was not included in the Historic District it is covered and included in the Central Business District.*

*The Town Administrator advised the Council that the Maryland Office of Planning is reviewing the ordinance and wants to provide comments but may not be able to by the March 13<sup>th</sup> meeting. If these comments are not received the Council may be asked to delay the adoption until received.*

*With no further comments the Mayor closed this public hearing at 7:10 PM.*

**Ordinance #556**

*At 7:10 PM Mayor Foster opened a public hearing to receive public comments on Ordinance #556. An ordinance of the Town of Denton amending the Zoning ordinance to incorporate the Denton Pattern Book as part of the design standards to apply to development in a PN district.*

*The Mayor asked for any comments from the:*

*State – there were none*

*County – there were none*

*Council members – Mayor Foster mentioned that the Pattern Book could be used as a guide and that the residents of Savannah Overlook may like to review it.*

*Public – Florence Doherty spoke advising that she still has objections to adopting the pattern book by ordinance, stating that it give force of law and leaves the judgment up to interpretation, it may cause legal liabilities for the town, it forces design that should be the property owners choice. Mrs. Doherty expressed that it is a great book and that she is in favor of having it as an idea book, but not an enforcement tool.*

*Walter Young asked where he could obtain a copy of the book and staff advised that it was available at the Town office and on the website.*

*Councilman Clendaniel mentioned that this ordinance would only require the pattern book to apply to PN developments and this was confirmed by the Town Attorney.*

*Doris Walls, Planning Commission President also explained that this would only apply to a PN – Planned Neighborhood development which would be a project of 50 acres or more.*

*Councilman Clendaniel asked if this could be part of the DRRA and the Town Attorney advised that the DRRA is created later in the process well after the preliminary approval, which could require the project to be re-designed after it has already received approval. It is better to have this as part of the planning process. The Town Attorney also explained that the ordinance includes language that this “may apply” and not “shall apply” which provides flexibility.*

*Councilman Porter explained the difference of a PN development verses other residential construction and the pattern book provides flexibility in a project.*

*Jody Koontz and Shawn Nelson residents of Savannah Overlook wanted to know what the requirements were for their development, expressing concerns about the walking path, the location of trees and the water meter replacements. Staff went over some of the concerns and offered to meet with them and go over the plans for Savannah.*

*Kathy Mackel spoke in support of the adoption of the pattern book ordinance.*

*Flo Doherty still expressed concerns about the governing of what a property owner can do on their property and if this would inflate the cost of housing.*

*With no further comments the Mayor closed this public hearing at 7:41 PM.*

*The Mayor advised that the next regular meeting of the Denton Town Council will be held on March 13, 2008 at 7:00 PM.*

*With no further business to discuss the Mayor adjourned the meeting at 7:42 PM.*

*Respectfully submitted,*

*Karen L. Monteith  
Clerk-Treasurer*