

Denton Planning Commission

Minutes

Town of Denton

November 24, 2015

Planning Commission Members:

Doris Walls, Chairperson*
William Quick*
Sue Cruickshank*
Marina Dowdall*
Dean Danielson *
Alternate Member Vacancy

* Those Present
** Excused
*** Absent

Visitors:

Donald H. Mulrine, Jr.
Doug James
David Dahlstrom
Thomas Prete, Jr.

Tom Batchelor
Bob Frank
Tim Glass

Recording:

Donna Todd, Planning and Codes

PROCEEDINGS

Call to Order:

The regular meeting was called to order by Chairperson Walls at 6:00 p.m., on November 24, 2015, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The October 27, 2015, minutes were reviewed and approved as submitted.

Old Business #1 – Other: None

New Business #1 – Comprehensive Plan Transition: David Dahlstrom, Upper Shore Regional Planner for the Maryland Department of Planning, provided an overview of the transitional period for the Comprehensive Plan from six years to ten years. The review does not require a new plan if the current plan's goals have not changed. Mr. Dahlstrom provided some history of the Comprehensive Plan beginning in 1992 when the Planning Acts required the eight visions. In 2006, some additional legislation changes included each municipality to include a Municipal Growth Element and Water Resource Element. In 2009, the visioning plans were changed to include twelve visions. In 2012, there was the Senate Bill 236 for the Septic Tier legislation. Also in 2012, the State replaced Article 66B with the Maryland Land Use Article. In 2013, the change for the Comprehensive Plan Update was implemented from six years to ten years to coincide with the census data updates. Maryland Department of Planning was to develop a transitional schedule for jurisdictions and a copy of this document has been distributed to Commission Members. In 2015, there was another change to the law for the approval process of the Comprehensive Plan. In the past, the Town Council only had the ability to approve or disapprove a plan. The change allows the Town Council to adopt, modify, remand, or disapprove all or part of the Comprehensive Plan. Any proposed changes to the Comprehensive Plan by the Town Council requires a recommendation from the Planning Commission.

1 Under the new provisions of the law, the new Comprehensive Plan review is due after the
2 release of the new Census Data which is not available until 2022. The Annual Report is due
3 annually in July. Plan amendments can be done at any time and require a 60 day review from the
4 Maryland Department of Planning. The law does not require updates to the Comprehensive Plan
5 but it does require a review. Every five years the local government has to provide a report
6 summarizing the development trends, status of the Comprehensive Plan implementation tools,
7 significant changes to existing visions and goals, identification of any State or Federal laws that
8 have impeded the ability to prevent the implementation of the goals, any land use challenges, and
9 a summary of any updates to the Comprehensive Plan.

10 In the new legislation, the Septic Tier Map (Growth Tier Map) has to be incorporated into
11 the Comprehensive Plan under the regular six year schedule. The Town of Denton is required to
12 incorporate the Septic Tier Map in 2016. This may be included as an Appendix or in the Land Use
13 Element of the Comprehensive Plan. This will require an action by the Planning Commission.

14 **New Business #2 – Medical Office Concept Plan:** Bob Frank, Regional Senior Vice
15 President of Shore Health Systems, provided a brief overview of the proposed concept plan for the
16 new medical office facility. Shore Health Systems has outgrown their current space and have
17 located space to develop a facility to accommodate their growth. This location is highly visible
18 and will provide the ability to consolidate their primary care services and rehabilitation services.

19 Tim Glass, Lane Engineering, referred to the Concept Plan for the medical office facility.
20 The proposed 25,000 square foot building will be located at the corner of Deep Shore Road and
21 Blades Farm Road with two access points to allow circulation. This plan includes an annexation
22 of the adjoining parcel to satisfy the site requirements. In order to connect to the public utilities,
23 the applicant has contacted property owners on Blades Farm Road for all necessary easements.
24 There are two access points both on State Highway frontages to allow full circulation and will
25 require State Highway access permits. There are some nontidal wetlands on Parcel 130 which will

1 remain. There will be discussion with Caroline County to amend the Comprehensive water and
2 sewer map to designate the annexed property for public water and sewer service. The proposed
3 annexed parcel is in the Comprehensive Plan Growth Area and the proposed zoning would be
4 RHC.

5 Today the applicant is seeking any comments from the Planning Commission.

6 The Planning Commission is in favor of the medical facility at this location.

7 **New Business #3 – My Lord’s Gift Minor Subdivision Plan:** The attorney’s legal
8 opinion was discussed by the Planning Commission for the “RA” with “PNE” overlay zoning of
9 this parcel and how it affects this minor subdivision. The Town attorney’s opinion states that the
10 proposed one lot subdivision can be approved under the Rural Agriculture (RA) District standards.

11 Commissioner Dowdall motioned to authorize the Director of Planning to approve the
12 minor subdivision for My Lord’s Gift.

13 Commissioner Danielson seconded the motion. The motion passed unanimously. (5:0)

14 **Staff Item #1 – 2016 Calendar:** Commissioner Quick motioned to approve the calendar.

15 Commissioner Dowdall seconded the motion. The motion passed unanimously. (5:0)

16 The Brodie property was discussed regarding the Dunkin Donuts access points.

17 **Staff Item #2 – Other:** Planning Commission discussion included changes are required
18 to be made to State law in regards to establishing time limits on developers’ projects. Change the
19 law to limit three (3) years for development of properties.

20 **Adjournment:** The meeting adjourned at 7:15 p.m.