

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**January 31, 2012**

**Planning Commission Members:**

Doris Walls, Chairperson\*  
William Quick\*\*  
Sue Cruickshank\*  
Marina Dowdall\*  
Matt Breedlove\*  
Brian Tyler\*

\* Those Present  
\*\* Excused

**Visitors:**

Ann Jacobs, DDMS	Barry Griffith, Lane Engineering
John Dixon, Fearins Crossing	Agnes Case, Town Council Member
Dean Danielson, Town Council Member	Don Mulrine, Town Administrator

**Commission Attorney:**

Stephen Kehoe, Esquire

**Recording:**

William Kastning (Director of Planning and Codes Administration)

PROCEEDINGS

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**Call to Order:**

The regular meeting was called to order by Chairperson Walls at 6:00 p.m., on January 31, 2012, at the Denton Town Office and followed by the Pledge of Allegiance.

**Election of 2012 Officers:**

The Chair asked for nominations for Chairperson for 2012. Commissioner Cruickshank made the motion to nominate Doris Walls and it was seconded by Commissioner Breedlove. No other nominations were made. The motion to appoint Doris Walls Chairperson for 2012 was approved unanimously.

The Chair asked for nominations for Vice-Chairperson for 2012. Commissioner Dowdall made a motion to nominate Susan Cruickshank, and it was seconded by Commissioner Breedlove. The motion to appoint Susan Cruickshank Vice-Chairperson for 2012 was approved unanimously.

Attorney Kehoe inquired about nomination for Secretary. He was informed that the Planning Director is the Planning Commission's Secretary and that no nomination or vote was necessary.

**Approval of Minutes:**

The October 25, 2012, minutes were approved as presented by Commissioners Walls, Cruickshank, Dowdall, and Tyler (Breedlove ineligible to vote due to absence at that meeting).

The November 29, 2011, minutes were approved as presented with the spelling of Attorney Kehoe's first name corrected from Steven to Stephen. Commissioners Walls, Cruickshank, and Breedlove voted (Tyler ineligible to vote due to absence at that meeting).

1 **Old Business:**

2 **Main Street Expansion**

3 Downtown Denton Main Street Manager Ann Jacobs informed the Planning Commission  
4 that discussion would be deferred until after the Sustainable Communities application was  
5 submitted.

6 **Other Old Business - none**

7 **New Business:**

8 **Sustainable Communities**

9 Downtown Denton Main Street Manager Ann Jacobs provided an overview of the  
10 Sustainable Communities application. Sustainable Communities combines grants, loans,  
11 assistance, and benefits for disparate programs (e.g., Community Legacy, Designated  
12 Neighborhoods, Main Street Maryland, Arts and Entertainment Districts, and Maryland Heritage  
13 Areas, among others not pertinent to the Town of Denton).

14 Discussion ensued about expansion of what had been Denton's Community Legacy Area.  
15 Ann Jacobs and Planning Director Bill Kastning suggested expanding the area to be identical to  
16 the Priority Funding Area approved by the Town Council and the Maryland Department of  
17 Planning. The Planning Commission concurred. A motion was made by Commissioner Dowdall  
18 to have the Sustainable Communities application define the Sustainable Communities area as the  
19 current Priority Funding Area. The motion was seconded by Commissioner Breedlove and  
20 adopted unanimously.

21 **Fearins Crossing Concept Subdivision Plan Revisions**

22 Barry Griffith, Planner from Lane Engineering Inc., and John Dixon, Developer of  
23 Fearins Crossing, presented proposed revisions to the approved subdivision plan.

24 Mr. Griffith stated that today's townhouse buyers prefer homes with rear yards and these  
25 would be more marketable than those with garages in the rear accessed by alleys. No  
26 amendments are requested to the final subdivision approval, i.e., alley rights-of-way would

1 remain, however the alleys would not be constructed. Instead, in the rights-of-way areas, a  
2 pathway would be constructed and connect common open space areas. By these changes, there  
3 would be an additional benefit of between 10,000 to 15,000 square feet of pavement (impervious  
4 surface) eliminated.

5 Mr. Griffith displayed a front elevation of the proposed townhouses and indicated it is in  
6 conformance with the guidelines of Denton's Pattern Book. He agreed to have window shutters  
7 on all side and back elevations as well.

8 Discussion ensued regarding the Planning Director's review comments and  
9 recommendations. Mr. Griffith indicated all comments were acceptable except the additional  
10 sidewalk connecting the two phases of the project and conversion of the life-estate single family  
11 home lot to common open space (it is not owned by the developer).

12 The Planning Commission's consensus was that the Planning Director's  
13 recommendations, with the two aforementioned exclusions, were acceptable.

#### 14 **2011 Planning Commission Annual Report**

15 Discussion took place on the 2011 Annual Report prepared by Planning Staff. Doris  
16 Walls indicated that Ordinance 640 identified on page 10 of the report was not approved and it  
17 should be removed. Town Administrator asked that it be retained within the document as not  
18 approved with reasons stated (property owners and businesses were opposed to alley closure).

19 A motion was made by Commissioner Dowdall to adopt the 2011 Annual Report as  
20 amended. The motion was seconded by Commissioner Breedlove and approved unanimously.

#### 21 **2010 Comprehensive Plan, "A Vision for Denton"**

22 Commissioner Cruickshank had asked that this item be placed on the agenda for  
23 consideration. After discussion, it was agreed to revisit and discuss the vision to determine its  
24 continued appropriateness. This topic will be added to the February 28, 2012, Planning  
25 Commission meeting agenda as old business.

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1           **Staff Items**

2           Planning staff had no items, however Chairperson Walls mentioned that appointment to  
3 the Commission carried with it an obligation to attend the meetings and workshops.

4           **Celebration**

5           Planning Commission thanked departing Planning Director Kastning for his work and  
6 wished him well (cake provided!).

7           **Adjournment**

8           The meeting adjourned at 7:35 p.m.