

Denton Planning Commission

Minutes

Town of Denton

April 24, 2012

Planning Commission Members:

Doris Walls, Chairperson*
William Quick
Sue Cruickshank**
Marina Dowdall*
Matt Breedlove*
Brian Tyler* (Arrived at 6:30 p.m.)

* Those Present
** Excused

Visitors:

Barry Griffith
Rick VanEmburch

Don Mulrine, Town Administrator
John Dixon

Recording:

Thomas Batchelor, Acting Planning Director

PROCEEDINGS

Call to Order:

The regular meeting was called to order by Chairperson Walls at 6:00 p.m., on April 24, 2012, at the Denton Town Office and followed by the Pledge of Allegiance. New Business was reviewed first and Old Business #1 was reviewed last.

Approval of Minutes:

The March 27, 2012, minutes were approved unanimously as presented.

Old Business #1 – 2010 Comprehensive Plan, “Municipal Growth Element”:

Commissioner Breeding stated as long as the Commission follows the goals of the Comprehensive Plan then any plans are acceptable.

Commissioner Dowdall questioned the history of Denton’s Vision. The exact language origin is unknown. Chairperson Walls indicated that there have been periodic adjustments to the vision statement made since her tenure on the Planning Commission and any changes reflected the intentions and goals of the Town for past periods incorporating lessons learned.

Mr. Mulrine provided comments on the noticeable deviations in the projections in Table 4-2, and related tables projecting water and sewer usages. Projections are considered made at the height of the economic growth and actual numbers are significantly less. The projection numbers should be monitored and adjusted for the intended period to determine a more accurate growth rate. The Town tracks the information for State reporting requirements and will provide the Commission the information in the Fall season.

Chairperson Walls inquired about the working relationship and coordination with the County. Mr. Mulrine indicated that the Town has developed a relationship with the County Planning Department. The potential differences in the County and towns are State imposed: PlanMaryland program requires future growth centered in established towns and agricultural land remain undeveloped, therefore limiting potential tax base. Mr. Mulrine also discussed the Critical Area regulation potential negative impact on agriculture.

1 **Other Old Business – none.**

2 **New Business #1 – Highlander Development – Allston/Foster Rezoning Amendment:**

3 Applicant requested to defer this item until May 29th Planning Commission Meeting.

4 Commission members discussed the attorney's letter.

5 **New Business #2 – Fearins Crossing Subdivision Revision:** Barry Griffith and Rick

6 VanEmburch of Lane Engineering made the presentation for the proposed Fearins Crossing

7 Subdivision revisions. Mr. Griffith followed the recommendations at the concept plan meeting.

8 Lane Engineering reviewed the comments submitted from Denton Volunteer Fire Department,

9 planning staff, and town engineer, Kercher Engineering, Inc. (KEI).

10 Applicant and Planning Commission disagreed with the requirement for cul-de-sac.

11 Applicant explained the history that the roads were to provide connectivity to what is now a

12 defunct development. The Fearins Crossing Subdivision is a small development and in

13 accordance with the principles of Traditional Neighborhood Developments (TND's) cul-de-sacs

14 are not desirable and there is sufficient space to reverse from the dead end roads.

15 Applicant disagreed with pet waste station and off street parking demarcation from town

16 engineer and planning staff comment. Planning staff indicated that comments are based on

17 experience in other subdivisions where the comments are problems in the subdivision. Applicant

18 agreed to alternative mitigation by incorporating regulations in the Home Owner Association

19 (HOA) covenants for parking off street and pet waste clean up. In accordance with the

20 comments from the Concept Plan review, oversize vehicles are provided space at the end of Ruth

21 Lane. Proposal to locate recreational vehicle and boat parking is under review by Choptank

22 Electric to avoid any encroachments or obstacles for the servicing of power lines. According to

23 Lane Engineering, Choptank Electric does not foresee any problems with the proposed oversize

24 vehicle parking area.

25 Applicant disagreed with DVFD and Planning staff comment for pervious pavers to

26 support emergency service vehicles. The applicant followed the comments from the Concept

1 Plan by converting the alleys to walking paths. The applicant explained that in a fire event, the
2 emergency vehicle staging is likely to occur on the main road, in front of buildings and the
3 development is not large enough to warrant providing access in rear. The townhouses are also
4 required to be sprinklered for additional safety measures. The comment to provide access seems
5 excessive. Explanation was acceptable to the Planning Commission.

6 Commissioner Dowdall motioned to approve per the application submitted conditioned
7 upon review of HOA covenants and compliance with DPW current specifications. The motion
8 was seconded by Commissioner Breedlove and passed unanimously.

9 **New Business #3:**

10 Chairperson Walls indicated the next chapter, Chapter 5, Water Resources Element, of
11 the 2010 Comprehensive Plan will be discussed at the next meeting and Chapters 6-7 will be
12 combined for the following month's meeting.

13 **Staff Item #1:**

14 Planning staff provided an update to Commission members on the Maryland Department
15 of Planning grant for the Critical Area update and revisions. Planning Commission members
16 will have the opportunity to provide comments on the ordinance.

17 **Adjournment:**

18 The meeting adjourned at 7:15 p.m.