

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**June 26, 2012**

**Planning Commission Members:**

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

\* Those Present

\*\* Excused

**Visitors:**

Daniel B. Foster	Don Mulrine, Town Administrator
Dan Foster	Kathleen Freeman, Caroline County
Agnes Case, Town Council	Robert Clendaniel, Town Council
David Dahlstrom, MDP	John Leocha, MDP
Abigail Hill, Attorney	Leslie Grunden, Caroline County
Debbie Cornwell, Caroline County	Donna Todd

**Recording:**

Thomas Batchelor, Acting Planning Director

*For the purposes of clarity the Minutes have been edited for brevity.*

1 PROCEEDINGS

2 **Call to Order:**

3 The regular meeting was called to order by Chairperson Walls at 6:00 p.m.,  
4 on June 26, 2012, at the Denton Town Office and followed by the Pledge of Allegiance.

5 **Approval of Minutes:**

6 The May 29, 2012, minutes were approved unanimously with one correction to the  
7 attendance record. William Quick was present and Matt Breedlove was absent.

8 **Old Business #1 – Highlander Development – Allston/Foster Rezoning Amendment:**

9 Daniel Foster and Dan Foster were present to answer any questions.

10 Commissioner Breedlove motioned to forward a positive recommendation to the Town  
11 Council to change the zoning classification to Regional Highway Commercial (RHC) based on a  
12 mistake due to a zoning error in the Comprehensive Rezoning process.

13 The motion was seconded by Commissioner Dowdall and passed unanimously.

14 **Old Business #2 – 2010 Comprehensive Plan, Chapter 6, “Natural Resources and**  
15 **Sensitive Areas”:** Deferred until July 31, 2012, Planning Commission Meeting.

16 **Other Old Business** – None.

17 **New Business #1 – SB236 Septic Bill Tier Map:**

18 John Leocha, Maryland Department of Planning (MDP), made the presentation for the  
19 Senate Bill 236, “The Sustainable Growth and Agricultural Preservation Act of 2012.” Mr.  
20 Leocha distributed copies of the Maryland Department of Planning’s Implementation Guidance,  
21 Version 1. Version II will be released in July.

22 Staff distributed the draft Septic Bill Tier Map and Water and Sewer Service Plan Map in  
23 the 2010 Comprehensive Plan for discussion.

24 Mr. Leocha provided a brief overview of the requirements of the Town regarding  
25 mapping the tiers. Municipalities are considered Tier I and Tier II areas. Tiers I, II, III, and IV  
26 are considered for County areas. Tier I areas are Priority Funding Areas (PFA’s) and required to

1 be served by Water and Sewer (W/S) and permitted to have major subdivisions. Tier II areas are  
2 permitted for minor subdivisions and planned for W/S service from 6 years or longer. MDP is  
3 also considering Interim Tier II areas. These areas, because of existing conditions and potential  
4 cost impact, may be permitted septic tank installations for a limited number of years  
5 (approximately 3 years), as an interim, to connect to W/S service and make the effort feasible.

6 Kathleen Freeman, Caroline County Planning and Codes, commented on the municipal  
7 growth areas in the County and the designated greenbelt area. Caroline County will provide  
8 their draft map when available for discussion and will work towards consistency with the Town's  
9 map. The County map is planned to preserve the green belt area surrounding the Town.

10 MDP will provide comments on the Town's draft map. The Town submitted the first  
11 map of all the State's jurisdictions and MDP is using the Town map as a template and model for  
12 other jurisdictions.

13 **New Business #2 – Matthew Perry/Simplified Site Plan:**

14 The applicant was absent. The Planning Commission deferred this item until July 31,  
15 2012.

16 **New Business #3 – Ordinance No. 644** – Mr. Batchelor provided comments received  
17 from the State that will be incorporated in the ordinance. Two minor revisions to the definition  
18 and removing reference to flood zone designations not found in the area.

19 Commissioner Dowdall motioned to recommend to the Town Council to proceed with the  
20 Public Hearing on the Floodplain Ordinance.

21 The motion was seconded by Commissioner Breedlove and passed unanimously.

22 **New Business #4 – Sign Ordinance** – Mr. Batchelor discussed proposed text  
23 amendments to the sign ordinance affecting commercial (shopping) centers. Recommendations  
24 to change the sizing standards, number of signs for typically larger centers, and definitions. Staff  
25 was directed to proceed with text amendments, as well as, the appeals process for signs to be  
26 reviewed in July.

1            **New Business #5 – Other** – None.

2            **Staff Item #1 - HB1290:** No discussion.

3            **Staff Item #2 – Planning Commission Agendas:** The discussion included electronic  
4 copies and 2 sided paper copies for the agenda packets for resource conservation.

5            **Adjournment:**

6            The meeting adjourned at 7:25 p.m.