

Denton Planning Commission

Minutes

Town of Denton

August 28, 2012

Planning Commission Members:

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

* Those Present
** Excused

Visitors:

Donald Mulrine, Jr.
Robert Clendaniel

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 6:01 p.m.,
4 on August 28, 2012, at the Denton Town Office and followed by the Pledge of Allegiance.

5 **Approval of Minutes:**

6 The July 31, 2012, minutes were approved unanimously.

7 **Old Business #1 – Sign Ordinance:**

8 The Planning Commission provided the following comments:

- 9 1. Section 128-142(A)(5)(a): Clarify the intent that signage area determination
10 as indicated in the section refers to building/tenant space.
- 11 2. Section 128-142(A)(5)(d): In current Sign Code, the provisions for the free
12 standing signage area for the Industrial Center is the same for commercial
13 centers. It appears freestanding signage area determination for commercial
14 centers were omitted.
- 15 3. Staff will review the comments and provide revisions as necessary.

16 **Old Business #2 – SB236 Septic Tier Map:**

17 Staff provided an updated Septic Tier Map that will appear on the Town Council's
18 September 6th Agenda for an administrative adoption.

19 Caroline County Planning and Codes has reviewed and forwarded a positive
20 recommendation.

21 Commissioner Dowdall motioned to forward a favorable recommendation to the Town
22 Council to administratively adopt the Septic Tier Map.

23 The motion was seconded by Commissioner Quick and passed unanimously.

24 **Old Business #3 – 2010 Comprehensive Plan, Chapter 7 – “Transportation Plan”:**

25 The Planning Commission's discussion included the following items:

- 1 1. Mr. Mulrine and Councilman Clendaniel discussed the reasons bike paths were not
2 installed on the 5th Avenue construction project because the Town did not have the
3 funding to purchase the easements necessary to accommodate the width of the road
4 and bike paths. The width of the road and bike path is established by the MD State
5 Highway Administration (SHA). The Town was opposed to using eminent domain
6 powers to obtain the easements.
- 7 2. Mr. Mulrine provided information on the proposed bike paths on Gay Street. SHA is
8 in the design phase for maintenance of Gay Street. The maintenance project includes
9 providing accessible (ADA) features at sidewalks, topping and repair of Gay Street,
10 and restriping to include a single lane with bike lane.
- 11 3. Staff and Mr. Mulrine provided information on the status of the crosswalk at 404 and
12 Legion Road (Walmart) intersection. SHA met with representatives of the Town
13 before the award of the construction contract to RIV Construction, or approximately
14 September 2011, to request SHA provide a crosswalk. The Town negotiated with
15 Walmart company to install sidewalks across the Brown property located in front of
16 the Walmart location. In approximately December 2011, SHA indicated that there
17 was no funding available for the crosswalk and installation would occur in some
18 unknown time. Since SHA failed to provide the crosswalk, Walmart company also
19 withdrew from providing sidewalks except for the walks on Walmart property. SHA
20 recently indicated that the sidewalk will be provided on some future installation date.
- 21 4. Mr. Quick provided comments on community transit. The cost of the community
22 transit (DCT) was raised two dollars. The rise in transit fees is supposedly due to fuel
23 cost increase.

24 The following comments, revisions, and deletions for the next Comprehensive Plan is
25 recommended:

- 26 1. Delete bicycle lane (Page 7-13)

- 1 2. Denton Parkway (Page 7-14) not in 5 year plan
- 2 3. Comment was made that not all goals of bicycle paths were made. (Page 7-15)
- 3 4. Include Maryland Scenic Byways (7-17) in the map.

4 **Old Business #4 – 2010 Comprehensive Plan, Chapter 8, “Community Facilities**
5 **Element”:**

6 The Planning Commission discussed the future plans of the YMCA conversion into a
7 freestanding facility. Staff is not aware of any plans for the YMCA to construct a freestanding
8 facility at least in the next five years.

9 The following comments, revisions, and deletions for the next Comprehensive Plan is
10 recommended:

- 11 1. Wesleyan School (8-6) Delete. The school is closing or closed.
- 12 2. Denton Armory – update to the current name of the building (8-8).
- 13 3. Rails to Trail, inadequate resources are available for a community park (8-11).

14 **Other Old Business** – None.

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

16 **Staff Item -Other:**

17 Staff provided updates on several department projects and activities. Two new
18 businesses, Assault BJJ & Kickboxing and Sharper Stylz Barbershop, recently received an
19 approved Certificate of Occupancy.

20 Staff encouraged Planning Commission to review the Critical Area Ordinance update
21 with special emphasis on the requirements of property owners to establish or mitigate for any
22 construction activities.

23 **Adjournment:**

24 The meeting adjourned at 7:09 p.m.