

Denton Planning Commission

Minutes

Town of Denton

October 27, 2015

Planning Commission Members:

Doris Walls, Chairperson*
William Quick*
Sue Cruickshank*
Marina Dowdall*
Matt Breedlove*
Dean Danielson*

* Those Present
** Excused
*** Absent

Visitors:

Jeff Berneburg
Donna Todd

Recording:

Thomas G. Wilkes, P.E., Town Engineer

PROCEEDINGS

Call to Order:

The regular meeting was called to order by Chairperson Walls at 6:00 p.m., on October 27, 2015, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The August 25, 2015, minutes were reviewed and approved as submitted.

Old Business #1 – Other: None

New Business #1 – AutoZone Final Site Plan: Jeff Berneberg, Project Manager for McIlvried, DiDiano, & Mox, LLC, made the presentation for the final site plan on behalf of AutoZone. The proposed retail auto parts store received preliminary site plan approval on May 26, 2015, and will be located at 5 Denton Plaza.

Mr. Berneberg referred to the AutoZone final site plan and provided an overview of the requested changes from the prior meeting. These changes included adding the crosswalk hatching across the driveways and replace the four additional trees that were not considered to be onsite. The last review letter from RVE was received today and all comments were satisfied.

Chairperson Walls requested confirmation if the Fire Marshal had completed review of the AutoZone.

Mr. Berneberg confirmed the Fire Marshal's review was completed.

Chairperson Walls noted the architectural change for the brick façade that was discussed at the prior meeting.

Curtis Sigler changed the architectural elevations to include a split face masonry brick knee wall.

Mrs. Dowdall requested clarification on the ability to review and approve this final site plan if previous items were not completed that were discussed at the prior meeting.

1 Mr. Wilkes' response was that a conditional approval may be granted upon completion of
2 certain items. At this time, Mr. Wilkes referred to the May 26th Planning Commission Minutes
3 and reviewed the outstanding items.

4 The minutes stated Mr. Sigler confirmed the red letters and orange stripe is the AutoZone
5 trademark. Earth tone colors were selected for this site. Brick façade adds to the cost of the
6 construction. Mr. Sigler requested approval to add a brick kneewall or split face block which is
7 architecturally pleasing. The motion granted approval for the building façade to include a split
8 face block kneewall, landscape buffer around the freestanding sign pole, water and sewer
9 allocation, drainage easements, pedestrian crosswalks, Walmart and Denton Plaza agreements,
10 concrete curb and gutter, and five (5) foot sidewalks at Legion Road.

11 Mr. Berneberg confirmed requested architectural changes discussed at the May 26th
12 Planning Commission Meeting were provided in this final building elevation plan. The
13 landscape buffer around the freestanding sign pole is included on the final site plan. All
14 drainage easements are currently under review and AutoZone is requesting a conditional
15 approval contingent upon these final documents. No waiver was required for the pipe size
16 because AutoZone provided pipe calculations that show the 12" HDPE has sufficient capacity to
17 handle the proposed storm flow between Inlet No. 1 and Inlet No. 2.

18 Mr. Wilkes confirmed the 12" pipe has sufficient capacity to manage the flow.

19 Chairperson Walls requested clarification for the curb and gutter waiver. (RVE General
20 Comments, Item 4).

21 Mr. Berneberg confirmed that no waiver was requested for the curb and gutter because
22 AutoZone intends to comply with the Town of Denton Public Works Detail PW-2.00 as required.

23 Mr. Wilkes' response to Chairperson Walls' reference to RVE General Comments, Item
24 8, would be a condition of the certificate of occupancy.

25 The Knox box will be included on the construction drawings.

1 The Caroline Soil Conservation District approval is contingent upon the finalized
2 easements.

3 Commissioner Dowdall motioned to grant final site plan approval for AutoZone
4 contingent upon finalized drainage easements, Fire Marshal approval, Denton Plaza and Walmart
5 signed easement agreements, and satisfying all engineer's comments (RVE comment letter
6 10/21/15).

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

8 **New Business #2 – Other:** None.

9 **Staff Item #1 – Comprehensive Plan Transition to 10-Year Review Cycle:** Mrs. Todd
10 noted that Dave Dahlstrom, Maryland Department of Planning, will be attending the November
11 Planning Commission Meeting to provide an overview of the changes and answer any questions.

12 In 2016, the current Comprehensive Plan is required to be amended to include the Septic
13 Tier Map (Growth Tier Map).

14 **Staff Item #2 – Other:** Matt Breedlove extended an apology to the Planning
15 Commission due to his absence and not able to perform his duties as a Commission Member.
16 Due to family obligations, Mr. Breedlove is submitting his resignation.

17 **Adjournment:** The meeting adjourned at 6:30 p.m.