

Denton Planning Commission

Minutes

Town of Denton

November 29, 2016

Planning Commission Members:

Doris Walls, Chairperson*

William Quick*

Sue Cruickshank*

Marina Dowdall*

Dean Danielson ***

Nicholas T. Iliff, Jr.*

* Those Present

** Excused

*** Absent

Visitors:

Donald H. Mulrine, Jr.

Skip Gardiner

Michael Gardiner

Tim Glass

Derrick Kennedy

Austin Eckert

Recording:

Thomas E. Batchelor

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on November 29, 2016, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The October 25, 2016, Planning Commission Meeting minutes were reviewed and approved as submitted.

Old Business #1 – Shore Health Systems/Final Site Plan: Tim Glass, Lane Engineering, made the final site plan presentation on behalf of Shore Health Systems. The final site plan has been modified to accommodate the mobile CT unit by changing the canopy entrance and slab to support the mobile CT unit. These changes will improve the traffic circulation for the truck drop off and pick up of the mobile CT unit.

There is a lot line revision and boundary easement plat included with the final site plan. Don Wilson, Caroline County Health Department has reviewed and approved the plat.

A comprehensive signage package is not included with the final site plan submission. Shore Health Systems has not finalized the architectural elevations and is unable to develop the comprehensive sign package at this time. The comprehensive sign package will include the branding and logo for the Shore Health Systems and will be developed by a specific consultant. This item will be presented to the Planning Commission after the proposed comprehensive sign package has been completed.

Mr. Glass will modify the parking space dimension requirement to meet the Zoning Code requirement of 9' x 20'. The site plan includes 9' x 18' parking space dimensions. Twenty percent of the parking spaces can be 9' x 18', which amounts to 32 compact car spaces and labeled accordingly. The remainder will be adjusted to the 9' x 20' parking dimension.

The stormwater has been reviewed and approved by the Town Engineer.

The lighting and photometric information will be submitted as part of the building permit plan. A photometric lighting plan will be submitted to staff to ensure it complies with the dark sky code. This will be provided by the mechanical engineer with the building permit submittal.

Mr. Glass addressed other comments from the Town of Denton Department of Public Works regarding the meter, Engineer's comments received today, and State Highway Administration comments for the two entrances.

The Fire Marshall review will be completed with the building plan review.

Al Kampmeyer, MDE, has reviewed the nontidal wetlands and will issue the MDE permit. MDE is requiring a protective easement for the remaining nontidal wetlands.

The Public Works Agreement and Stormwater Management Agreement have been submitted for review. The Town Attorney, Chris Drummond, has submitted comments.

The Forest Conservation Plan has been reviewed and approved by the Town's Forestation Consultant.

The Architectural Plans and Elevations were included with the final site plan.

The Caroline Soil Conservation has reviewed and submitted comments which are being addressed.

Mr. Glass requested final site plan approval conditioned upon satisfying the remainder of the items discussed.

MDE requires a 25' setback from all nontidal wetlands. MDE issues a letter of authorization permit upon approval which includes standard permit clauses and authorizes the work for disturbance of nontidal wetlands.

The front bufferyard requirement was discussed, and the frontage was considered a local access road requiring a smaller bufferyard requirement. It was determined that the Bufferyard “B” is sufficient for that site.

Commissioner Quick motioned to grant final site plan approval for the Shore Health Systems Medical Facility, conditioned upon satisfying the requirements from the Town Engineer and the comprehensive signage approval.

Commissioner Dowdall seconded the motion.

The motion passed unanimously. (5:0)

Old Business #2 – Other: None.

New Business #1 – Patuxent Companies, LLC/Preliminary Site Plan: Tim Glass, Lane Engineering, made the presentation for the preliminary site plan on behalf of Patuxent Companies, LLC. Mr. Glass introduced Michael Gardiner and Skip Gardiner, Patuxent Companies, LLC, and Austin Eckert, Design Engineer, Lane Engineering.

Mr. Glass provided an overview of the proposed project for an 11,500 square foot building to be located at the Denton Industrial Park, lots 11 and 12. The entrance will be on lot 12 and will include 3 – 2,500 square foot maintenance truck bays and a 4,000 square foot office. The front parking lot will be paved. The rear truck parking lot will be gravel. The 33 required parking spaces are shown on the plat. The fence will be modified from 8’ to 7’ to meet the Zoning Code regulations.

Stormwater management requirements are shown and are under review. Minimum lighting will be installed on the buildings for security. The electrical plan will include the lighting plan. An above ground truck fuel station is shown on the plat. A 30’ bufferyard “C” is shown on the plat. Modifications will be made to the plans to show screening of dumpsters, etc. The plans show phasing of the project. A wetland permit is required for the grading with the ditches and

stormwater outfall. Ditches were installed when the original subdivision was created as part of the original stormwater management requirement.

The applicant is requesting preliminary site plan approval for Lot 12, Phase I. The plan shows a future phase on Lot 11 which may include a lot line revision.

The architecture is a premanufactured metal building for the truck maintenance shop and office. Mr. Glass referred to the elevations for design and floor plan.

Skip Gardiner, President of Patuxent Companies, LLC, provided an overview of the construction material business that is based in Crofton. Patuxent Companies, LLC, has various locations throughout the Western Shore and Eastern Shore of Maryland. Their company has many employees and customers in this area. This location will be central to their Delaware and Eastern Shore employees and customers. Employees use dump trucks to haul sand and stone (construction) materials to construction sites. Hours of operation are early morning until 4 p.m.

Mr. Mulrine noted that the Denton Industrial Park owners have reviewed and approved the proposed project per the Denton Industrial Park covenants.

Commissioner Dowdall motioned to grant preliminary site plan approval for Phase I proposed site improvements for Denton Industrial Park, Lot 12, 75 Engerman Avenue, for Patuxent Companies, LLC.

Vice Chairperson Cruickshank seconded the motion.

The motion passed unanimously. (5:0)

New Business #2 – Other: None.

Staff Item #1 - Food Lion Bufferyard: Food Lion is requesting a reduction in the Food Lion front bufferyard to increase visibility.

Commissioner Dowdall recommended the Food Lion increase their signage.

Discussion included the Planning Commission would support a reduction in the front bufferyard similar to the new Shore Health Systems bufferyard and an increase in signage.

Staff Item #2 – 2017 Planning Commission Schedule: There is no meeting scheduled for December 2016. The Planning Commission reviewed the 2017 Planning Commission Schedule.

Commissioner Dowdall motioned to approve the 2017 Planning Commission Schedule.

Commissioner Quick seconded the motion.

The motion passed unanimously. (5:0)

Staff Item #3 – Accessory Structures: Mr. Batchelor drafted an ordinance amending the accessory structure requirements in the Zoning Code for the Planning Commission to review and discuss.

Chairperson Walls recommended adding the means of appeal process to §128-26.6 (B) in the proposed draft ordinance.

Storage containers are not allowed in the residential districts but are allowed in the commercial and industrial areas. Temporary and permanent storage containers are defined.

Nonconforming accessory structures, §128-26.6 (F), structural repairs will be amended to read repair of nonconforming accessory structures will not require a variance from the Board of Appeals. The intent is to permit superficial repairs to maintain the nonconforming accessory structure.

Staff Item #4 – Planning Resources: The State has a new portal for resources for the Planning Commission which includes Smart Growth, planning activities, etc.

Mr. Mulrine attended the State Planning Conference and informed the Commission on items that may affect the Town, and items that will need to be addressed in the Zoning Ordinance.

The Denton Pattern Book is being utilized by other jurisdictions for planning purposes.

Mr. Mulrine introduced Derrick Kennedy, the new Town Engineer, whom will be attending the Planning Commission Meetings beginning in January 2017.

Mr. Mulrine informed the Commission that SHA has granted permission to take out the median on Legion Road around Walmart and AutoZone. The Denton Plaza owners have donated \$10,000 for the removal of the median.

Adjournment: The meeting adjourned at 7:05 p.m.