

Denton Planning Commission

Minutes

Town of Denton

March 26, 2013

Planning Commission Members:

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

* Those Present
** Excused
*** Absent

Visitors:

Robert Clendaniel
Lester Walls

Sean Callahan

Recording:

Thomas Batchelor, Acting Planning Director

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

PROCEEDINGS

Call to Order:

The regular meeting was called to order by Chairperson Walls at 6:07 p.m., on March 26, 2013, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The February 26, 2013, minutes were approved as submitted.

Old Business #1 – 2012 Annual Report:

The format for the 2012 Annual Report to be distributed internally was reviewed. The format includes the Maryland Department of Planning (MDP) requirements and information typically maintained by the Department of Planning and Codes on administrative site plans, Planning Commission, and Board of Appeals reviews, as well as, information on building permit costs and fees. The internal document is to be distributed to Town Council upon approval.

The Planning Commission approved the format.

Old Business #2 – Comprehensive Plan:

Chapter 9, Economic Development, was reviewed as part of an ongoing study of the 2010 Comprehensive Plan. Commissioner Cruickshank commended the efforts of the firm hired to generate the economic study and should be performed on the next Comprehensive Plan. Commissioner Dowdall indicated that a grant may be available to fund the study and is interested in identifying the economic impact of the Walmart since the project had not been constructed at the last economic study.

Commissioner Cruickshank also commented on the need for a single source location for economic development. The Main Street program, under reorganization with the Denton Development Corporation, was created to satisfy the need. However, more focus is needed to achieve the goals of seeking economically viable properties and coordinating with property owners to provide regulations and potential business entities to make Denton more attractive for business.

1 Chairperson Walls discussed the downtown businesses and critiqued the change from
2 single family dwellings to commercial. Commissioner Dowdall believes the causes are more
3 than identified and caused in part by the property owners of the commercial storefronts. Staff
4 provided an update on occupancy of 225-227 Market Street, previously owned by JC Darling
5 and purchased by Jeff Wright, and 220 Market Street, owned by William Maloney. Both
6 properties have new commercial occupancies in the last six months.

7 Commissioner Dowdall commented that the Arts and Entertainment District impact
8 should be included in the Economic Development section of the Comprehensive Plan.

9 **Old Business #3 – Other:** The Commission briefly discussed the impact of the Caroline
10 County plans to relocate emergency services. Staff provided a report of the meeting with County
11 Officials on preliminary research on two possible locations: Double Hills Road and the HAPs
12 building site on 7th Street. County officials have not made any decisions and are performing
13 preliminary research.

14 **New Business #1 – 404 Auto Repair – Minor Site Plan:**

15 Chairperson Walls opened with a statement of the relationship with the applicant. The
16 applicant is a distant cousin of Chairperson Walls' husband. Chairperson Walls stated that she
17 has no personal gain with the application and made the request for any objections by the public
18 regarding the relationship. No objections were made.

19 Public hearing was opened and closed in accordance with regulations. No comments
20 were received from State, County, or Local Government authorities, or public.

21 Lester Walls, applicant and owner, and Sean Callahan of Lane Engineering Inc., the
22 applicant's engineer, made the presentation for a change in use. Mr. Walls is relocating an
23 established auto repair business to Denton. The property was originally an auto repair before the
24 former Prime Time Events business occupancy. The last several years the property has remained
25 vacant.

1 Mr. Walls proposes the installation of new signage, three garage bay doors, general clean
2 up of the property, and new fencing. All improvements were identified on the plan submission.
3 The new fence is chainlink, appropriate for the Regional Highway Commercial zoning district,
4 and a requirement by the State for auto repair licensing.

5 The Commission waived the requirements for any new vegetation or landscaping and any
6 requirements for bicycle parking facilities. All taxes and fees were paid, property notification
7 were in accordance with regulations.

8 Dumpster location is in the rear of the property and the site plan submittal was revised
9 accordingly. Mr. Walls also indicated that a sloped walkway would be installed to permit
10 handicap accessibility to the office.

11 Commissioner Cruickshank motioned for approval of the application as amended. The
12 motion was seconded by Commissioner Dowdall. The motion was approved unanimously.

13 **Staff Item:** None.

14 **Adjournment:**

15 The meeting adjourned at 7:00 p.m.