

Denton Planning Commission

Minutes

Town of Denton

April 28, 2015

Planning Commission Members:

Doris Walls, Chairperson*
William Quick*(Arrived 6:03 p.m.)
Sue Cruickshank*
Marina Dowdall*(Arrived Late)
Matt Breedlove***
Dean Danielson*

* Those Present
** Excused
*** Absent

Visitors:

Bud Walls
Donald Mulrine, Jr.

Michael McCrea

Recording:

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

1 PROCEEDINGS

2 **Call to Order:**

3 The regular meeting was called to order by Chairperson Walls at 6:00 p.m.,
4 on April 28, 2015, at the Denton Town Office and followed by the Pledge of Allegiance.

5 **Approval of Minutes:**

6 The March 31, 2015, minutes were reviewed and approved as submitted.

7 **Old Business #1 – Ordinance No. 669 Medical Facilities Ordinance & Table of Use**

8 **Chart:**

9 Chairperson Walls noted the proposed amendments were discussed at the March
10 Planning Commission Meeting and the ordinance was introduced at the April Town Council
11 Meeting. This ordinance is scheduled for adoption at the May Town Council Meeting.

12 Vice Chairperson Cruickshank's concern with the location of Substance Abuse Clinics
13 was addressed on the Table of Use Chart. Another concern she addressed for the Health and
14 Dental Care Clinics less than 10,000 square feet was relative to the lack of a minimum lot area
15 requirement. Clinics in excess of 10,000 square feet are required to have a three acre minimum
16 lot area requirement.

17 Chairperson Walls commented the building/site requirements will be addressed in the site
18 plan approval process for clinics less than 10,000 square feet.

19 Vice Chairperson Cruickshank remarked that the lot size requirement will be regulated by
20 the Table of Density requirements. In the Town Residential (TR) District, lot size requirement
21 would be 8,000 square feet.

22 Mr. Mulrine noted that the site plan requirements will impose more regulations to limit
23 the lot size requirement for clinics less than 10,000 square feet.

1 Vice Chairperson Cruickshank's comments included should the Planning Commission
2 rely on the Board of Appeals' decision for the approval of clinics under 10,000 square feet, or
3 should there be more regulations added to the proposed ordinance?

4 Chairperson Walls noted the site plan review process will impose additional regulations
5 prior to the site plan
6 approval.

7 Commissioner Danielson motioned that the Planning Commission recommend to the
8 Town Council a favorable recommendation for Ordinance No. 669 Medical Facilities
9 amendments.

10 Commissioner Quick seconded the motion.

11 The motion passed (4:0) .

12 **Old Business #2 - Other:** None.

13 **New Business #1 - 406 Market Street, LLC/Special Exception:**

14 Michael McCrea made the presentation on behalf of 406 Market Street LLC. The Special
15 Exception request is for a combination use in the main structure at 406 Market Street. Mr.
16 McCrea's combination use includes a retail/commercial unit on the first floor and an apartment
17 on the second floor in the main structure.

18 The original plan was for offices or commercial units in the main structure. The former
19 doctor's office will be a coffee shop/novelty shop, and this shop owner will live in the apartment
20 in the main structure for on-site management of her business. Joviality, the retail unit on the first
21 floor of the main structure will remain. Mr. McCrea is performing the renovations to the
22 property.

23 No public comments were received. Notices were mailed as required.

1 Vice Chairperson Cruickshank motioned to recommend approval of the combination use
2 of a first floor commercial space and a second floor apartment in the main structure located at
3 406 Market Street.

4 Commissioner Quick seconded the motion. The motion passed unanimously. (5:0)

5 Commissioner Danielson clarified with the applicant that the third floor will remain as
6 storage only.

7 **New Business #2 - Ordinance No. 671 Density & Dimensional Regulations:**

8 No discussion on the proposed ordinance.

9 Commissioner Dowdall motioned a favorable recommendation to be forwarded to the
10 Town Council for Ordinance No. 671 Density & Dimensional Regulations.

11 Chairperson Walls seconded the motion. The motion passed unanimously. (5:0)

12 **New Business #3 - Other:** Mr. Mulrine updated the Commission on future projects.

13 **Staff Item #1:** None

14 **Adjournment:** The meeting adjourned at 6:20 p.m.