

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**June 27, 2017**

**Planning Commission Members:**

Doris Walls, Chairperson\*

William Quick\*

Sue Cruickshank\*

Marina Dowdall\*\*

Dean Danielson \*\*

Nicholas T. Iliff, Jr.\*

\* Those Present

\*\* Excused

\*\*\* Absent

**Visitors:**

Jeff Wright

Jennifer Shull

Jolie Shull

Chris Gunther

**Recording:**

Derrick Kennedy

Donna Todd

## PROCEEDINGS

### **Call to Order:**

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on June 27, 2017, at the Denton Town Office and followed by the Pledge of Allegiance.

### **Approval of Minutes:**

The April 25, 2017, Planning Commission Meeting minutes were reviewed and approved unanimously as submitted.

### **Old Business #1 – Other** – None.

### **New Business #1 – Chesapeake Hydro-Wash, LLC, Minor Site Plan** –

Chris Gunther made the presentation on behalf of Chesapeake Hydro-Wash, LLC (Applicant), for the minor site plan for a change of use to the property located at 721 Crystal Avenue. Chris Gunther and Jolie Shull are the owners of Chesapeake Hydro-Wash, LLC. Chesapeake Hydro-Wash provides a service for an exterior cleaning business to residential and commercial properties in Maryland and Delaware. The Applicant currently has a contract to purchase 721 Crystal Avenue pending Planning Commission approval for a change of use for this property to operate their business. The 40' x 60' commercial building will be used to store the business equipment.

No dumpster was shown on the site plan. Applicant will be installing a dumpster.

Currently, their business employs five people. The traffic will consist of the five employees and three business trucks with the highest rating of 16,000 lbs. There will be no heavy truck traffic.

The Applicant plans to remove the trailer and provide a parking area in this location. The site plan requires eight parking spaces, two for the residential unit and six for the commercial unit. Applicant may relocate the carport next to the house to the rear of the house.

Mr. Gunther referred to his site plan of the property to show proposed area of parking for ten or twelve parking spaces. Applicant can separate the residential and commercial parking spaces with a row of trees.

The Applicant plans to rent the residential unit to one of the employees and will obtain a rental license after settlement of the property.

The Planning Commission discussed the requirements for the signage. The Applicant would like to install a sign that would face Sixth Street. A freestanding sign in the corner of the property facing Sixth Street would be the most visible location.

Their service business is off-site and customers schedule services by phone. There will be no customers to visit this site.

Chairperson Walls motioned to approve the minor site plan for a change of use for Chesapeake Hydro-Wash, LLC, to be located at 721 Crystal Avenue, conditioned upon installing a parking area for employees and the residential unit, obtaining a rental license for the residential unit, approval of signage facing Sixth Street, obtaining building permits for any improvements, obtaining the demolition permit for the trailer, and obtaining a Certificate of Occupancy for the commercial building.

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

**New Business #2 – Other** – None.

**Staff Item #1 – Other** – The Crouse Park Visitor’s Center Ribbon Cutting is scheduled for Wednesday, June 28<sup>th</sup>.

The Taco Bell Site Plan is moving forward and should be on the July Agenda.

**Adjournment:** The meeting adjourned at 6:16 p.m.