

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**July 26, 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.

**Recording:**

Thomas E. Batchelor, Acting Planning Director

PROCEEDINGS

**Call to Order:**

The regular meeting was called to order by Chairperson Walls at 6:00 p.m., on July 26, 2016, at the Denton Town Office and followed by the Pledge of Allegiance.

**Approval of Minutes:**

The May 31, 2016, Regular Meeting minutes and July 18, 2016, Working Session Minutes were reviewed and approved as submitted.

**Public Hearing – 2010 Comprehensive Plan Amendment** – Chairperson Walls opened the Public Hearing at 6:05 p.m., to receive public comments on the 2010 Comprehensive Plan Amendment to include the Septic Tier Map.

Chairperson Walls asked for comments from the State. The Maryland Department of Planning submitted a letter stating the Town’s Septic Tier Map was consistent with the County’s Septic Tier Map. Therefore, Maryland Department of Planning does not have any comments.

Chairperson Walls asked for comments from the County. The Caroline County Department of Planning and Codes submitted a letter stating the Town’s Septic Tier Map is consistent with the County’s Septic Tier Map. Therefore, Caroline County does not have any comments.

Chairperson Walls asked for comments from the Council. There were none.

Chairperson Walls asked for comments from the Public. There were none.

With no further comments, Chairperson Walls closed this Public Hearing at 6:06 p.m.

**Old Business #1 – 2010 Comprehensive Plan Amendment/Septic Tier Map:**

Commissioner Dowdall motioned to recommend approval to the Denton Town Council for the adoption of the 2010 Comprehensive Plan Amendment to include the Septic Tier Map.

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

**Old Business #2 – Other:** None.

1           **New Business #1 – Official Table of Use Regulations:**

2           Mr. Batchelor provided a brief summary of the general principle of expanding uses  
3 consistent with the underlying (Euclidean) zoning. An update to the Zoning Ordinance would  
4 provide Planning Commission more flexibility and authority to approve uses based on  
5 determination of the adverse impacts to the neighborhood and community.

6           Mr. Batchelor will develop a schedule for the review of the updates on the proposed zoning  
7 amendments.

8           **New Business #2 – Table of Density & Dimensional Regulations:**

9           Mr. Batchelor is developing amendments to the Zoning Ordinance giving the Planning  
10 Commission more flexibility with approval of projects based on adverse impacts. The Pattern  
11 Book will provide guidelines for the flexibility of proposed projects.

12           **New Business #3 – Redevelopment & Infill Projects:**

13           Mr. Batchelor considers the redevelopment and infill projects to be consistent with the  
14 proposed changes to the Official Table of Use Regulations and Table of Density Regulations.

15           **New Business #4 – Pattern Book:**

16           Mr. Batchelor provided a brief summary of the disapproval of the Pattern Book when  
17 introduced several years ago. According to Town Council members present at the time, the Pattern  
18 Book may have artificially imposed details on properties and created a potential hardship on  
19 property owners.

20           The Pattern Book was intended as a graphical tool for the Town, moving policy to  
21 traditional neighborhood design, with the pedestrian as a standard, instead of the motor vehicle as  
22 a current standard. The Pattern Book describes how a private property meets the Public Space.

23           Mr. Mulrine informed the Commission the proposed Habitat project on Gay Street was  
24 based on the Pattern Book design.

25           **New Business #5 – Nonconforming Uses & Buildings:**

1 Mr. Batchelor summarized proposed principle to the Zoning Ordinance to provide the  
2 Planning Commission with more flexibility in authority for approval of projects based on adverse  
3 impacts and reducing the amount of projects that are required to receive Board of Appeals  
4 approvals.

5 **New Business #6 – Signs:**

6 Mr. Batchelor provided context for amending of the sign code. The principle for signage  
7 is similar to previous discussions on other recommendations for changes to the zoning ordinance.  
8 Main Street Denton Committee will serve as the community relations on regulations affecting  
9 businesses and provide insights into effects of any change.

10 **New Business #7 – Other:** None.

11 **Staff Items:**

12 Mr. Mulrine provided an update on the Pizza Empire project. Projected opening date is  
13 anticipated for October, 2016.

14 Mr. Mulrine updated the Commission on the AutoZone project and the street repairs in that  
15 area.

16 Commissioner Danielson complained of the no U-TURN sign at Walmart.

17 Mr. Batchelor made a recommendation to amend the zoning ordinance to require all  
18 infrastructure to be installed and completed at the beginning of a development project to avoid the  
19 challenges from incomplete subdivisions and development projects.

20 **Adjournment:** The meeting adjourned at 6:40 p.m.