

Denton Planning Commission

Minutes

Town of Denton

July 25, 2017

Planning Commission Members:

Doris Walls, Chairperson*

William Quick*

Sue Cruickshank*

Marina Dowdall**

Dean Danielson *

Nicholas T. Iliff, Jr.*

* Those Present

** Excused

*** Absent

Visitors:

John Pettit

Joe DePascale

Recording:

Derrick Kennedy

Donald H. Mulrine, Jr.

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on July 25, 2017, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The June 27, 2017, Planning Commission Meeting minutes were reviewed and approved unanimously as submitted.

Old Business #1 – Other – None.

New Business #1 – BLT Cantina, LLC, Taco Bell Preliminary Site Plan –

John Pettit, The Pettit Group, LLC, Engineer and Architect, made the presentation on behalf of the Applicant, Joe DePascale, BLT Cantina, LLC. Mr. Pettit referred to an aerial site plan to reference the location of the proposed 2,753 square foot Taco Bell restaurant to be located across from Walmart and adjacent to the Dunkin Donuts/Subway on Legion Road.

Access to the site is a shared easement with the Dunkin Donuts/Subway site off Legion Road. The site plan includes a drive-thru for 12 vehicles beginning at the window and ends in the drive-thru lane with an outdoor patio area. There is a full by-pass lane for vehicular circulation and 33 parking spaces. A series of bioretention facilities are included for drainage to manage the stormwater. Due to the high water table, the Applicant has requested a waiver for the stormwater management regulations and is seeking approval from the Town Engineer. A double trash enclosure is included that will match the building. Landscaping is provided throughout the bioretention areas and islands in the parking area. A bicycle rack is included. There is an existing utilities easement for Delmarva Power. A Forest Conservation Plan was submitted and is currently under review. No wetlands were located on the property.

Mr. Pettit referred to the colored renderings of the proposed restaurant and site. The proposed restaurant is the new image of Taco Bell.

The Board of Appeals granted variances for signage.

The Applicant is requesting waivers for the traffic impact study, a Public Works Agreement which will be submitted prior to final site plan approval, design standards for the stormwater management plan for 12 inch pipe where 15 inch is required, strict adherence to the landscaping buffer area, and the loading area because all Taco Bell loading operations occur during the night hours while the restaurant is closed.

The Applicant received the Town Engineer's comments and Planning Staff's comments that will be addressed prior to final site plan approval.

Mr. Mulrine is satisfied no traffic impact study is required due to the three previous traffic impact studies that noted the highest volume of traffic is 7:00 a.m. – 8:00 a.m. and 3:00 p.m. – 4:00 p.m.

The Applicant will change the ADA parking spaces to 11 feet with an access aisle of 5 feet wide.

The bufferyard waiver is necessary to include the request for a 5 foot wide sidewalk and will supplement the bufferyard with additional landscaping.

The water and sewer allocation request is scheduled for approval by the Town Council on August 3rd.

The Planning Commission discussion included the parking area dimensions and bioretention areas.

Mr. Mulrine noted there is a future driveway extension for MD404 currently under design that has been approved by the State Highway Administration which will improve the traffic pattern of this site.

Chairperson Walls entertained a motion to approve the preliminary site plan for the Taco Bell restaurant to be located at 615 Legion Road with the following conditions:

1. Approval by the State Fire Marshall.
2. Building Façade as discussed by the Planning Commission.
3. Additional landscaping as discussed by the Planning Commission.
4. Approval of Stormwater Management Plan as discussed.
5. Approval of Forest Conservation Plan.
6. Final site plan approval by the Town Engineer.
7. Approval by the Caroline Soil Conservation District.
8. Approval by the Denton Public Works Department.
9. Approval by Denton Town Council for water and sewer allocation.
10. Establish inspection escrows, security bonding, and maintenance and performance guaranties prior to construction.
11. Any other agency approvals, Health Department, Fire Department, etc.
12. Conformance to all other zoning requirements.

Commissioner Quick motioned to approve the preliminary site plan for Taco Bell restaurant to be located at 615 Legion Road with the conditions stated by Chairperson Walls.

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

New Business #2 – Other – None.

Staff Item #1 – Maryland Planning Commissioners Association – The Maryland Planning Commissioners Association’s Outreach Project Meeting is scheduled for August 8th. Staff will provide additional information for the State Planning Meeting.

Staff Item #2 – Other – Mr. Mulrine updated the Commission on the proposed Power Plant and the Visitor’s Center.

Adjournment: The meeting adjourned at 6:41 p.m.