

Denton Planning Commission

Minutes

Town of Denton

September 27, 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.
David Holden
Judi Miller
Kristin Seymour

Tim Glass, Lane Engineering
Doug James
Bob Frank, Shore Health Systems
Mike Donaldson

Recording:

Thomas G. Wilkes, P.E., Town Engineer
Thomas E. Batchelor, Acting Planning Director

1 PROCEEDINGS

2 **Call to Order:**

3 The regular meeting was called to order by Chairperson Walls at 6:00 p.m.,
4 on September 27, 2016, at the Denton Town Office and followed by the Pledge of Allegiance.

5 **Approval of Minutes:**

6 The July 26, 2016, Regular Meeting minutes were reviewed and approved as submitted.

7 **Old Business #1 – Other:** None.

8 **New Business #1 – Shore Health Systems/Preliminary Site Plan:** Timothy Glass, Lane

9 Engineering, made the presentation and introductions on behalf of DMB, LLC, for Shore Health
10 Systems. The applicant is requesting preliminary site plan approval for a 50,000 square foot two
11 story medical facility. This project has expanded from the concept plan presentation last
12 November with two floors and additional parking. An additional parcel is also included in the site
13 plan increasing the total property area. After the finalized annexation last May, all three parcels
14 are zoned Regional Highway Commercial (RHC). All comments from the Town Engineer and
15 Town Staff will be addressed prior to the final site plan approval submission.

16 Mr. Glass addressed the omitted landscape plans, and provided a brief overview of the
17 landscape plan with the Commission. This fully designed landscape plan was completed but
18 omitted from the initial submission. It includes the required street bufferyards and a 50' yard
19 bufferyard between the residential parcels. The wooded area will remain. The MDE permit for
20 the nontidal wetlands and State Highway Administration for access are in progress.

21 A photometric lighting plan will be provided and coordinated with the electrical and
22 mechanical engineers. Bicycle parking facilities will be included on the final submission.

23 Don Wilson, Caroline County Environmental Health Department, has reviewed the plat
24 and provided some minor comments to be included on the final plat.

25 Mr. Glass labeled Blades Farm Road as SHA MD 404 K which is required by SHA.

1 Chairperson Walls referenced the entrances and accessibility off of Deep Shore Road and
2 Blades Farm Road.

3 Mr. Mulrine informed the Commission that SHA has reviewed the access and does not
4 anticipate any delays. A traffic impact study was provided to SHA, and the access at the
5 intersection was deemed to be sufficient for the proposed project.

6 Traffic circulation signs are provided on the site plan.

7 Commissioner Dowdall inquired if the building signage was included in the site plan.

8 Mr. Glass indicated a monument sign will be installed at the location on the site plan and
9 building signage will be provided by the signage company.

10 Chairperson Walls noted that all building signage should be included in the final plan for
11 Planning Commission approval.

12 Water and sewer allocation is scheduled for approval by the Town Council at the October
13 Meeting.

14 Commissioner Danielson motioned to approve the preliminary site plan for DMB, LLC,
15 for the Shore Health Systems building conditioned upon satisfying the requirements from the
16 Town Engineer and Town Staff including Caroline Soil Conservation, State Highway
17 Administration, utility easements, lighting plan, bicycle rack, parking, and all signage.

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

19 **New Business #2 – Willows at Denton/Concept Plan:** Mr. Mulrine has been working
20 with David Holden on developing the former Southern States property over the past year. Mr.
21 Mulrine has also been working with Secretary Holt at DHCD redefining the QAP for the Town
22 over the last eighteen months and was successful in re-establishing the Town's QAP. Therefore,
23 this project is now able to proceed with the application process to receive the funding for this
24 project.

1 The proposed project, Willows at Denton, will provide affordable housing for the citizens
2 of Denton. This site is included in the infill and redevelopment eligible plan in the Comprehensive
3 Plan.

4 Mr. Holden, Development Principal for Ingerman, is requesting support for this site to be
5 considered for the redevelopment overlay zone. The Town Council has viewed the presentation
6 at the September Town Council Meeting and forwarded this request to the Planning Commission
7 for their consideration.

8 Judi Miller is the architect assigned to this project, and Timothy Glass is the engineer.

9 QAP, Qualified Allocation Plan, is the method for the State of Maryland to allocate housing
10 resources around the state. Mr. Holden is applying for this funding plan at the end of October.
11 This is a statewide competition program and a point system.

12 The Ingerman Organization will be the developer, builder, and property manager. Mr.
13 Holden referred to the concept plan provided to the Commission. Other completed projects include
14 sites in Cecil County and Wicomico County on the Eastern Shore.

15 The affordable housing units include private entrances and outdoor space. Amenities will
16 include a community building with staff and programs.

17 Judi Miller, Architecture by Design, provided an overview of the elevations. A community
18 green and low rise two story units are shown on the site plan. The architecture will meet the
19 requirements of the Denton Pattern Book and all units will be energy star units. The mix is one,
20 two, and three bedroom units. Every first floor unit will be accessible units per Fair Housing
21 requirements.

22 Timothy Glass, Lane Engineering, provided an overview with the site requirements to
23 include forest conservation and stormwater management.

24 Mr. Holden referred to the plan submittal which includes laundry facilities, recreation
25 room, and green space.

1 An analysis of the proposed tax abatement is included in the plan submittal and Ingerman
2 would like support for the tax abatement to receive points from the QAP process to receive funding
3 for this investment in the community.

4 Mr. Mulrine supports this project because it will eliminate this blighted site and provide
5 affordable housing to the Denton citizens.

6 Commissioner Dowdall motioned to recommend support for the concept plan for the
7 Willows at Denton project for a redevelopment overlay project and the tax abatement.

8 Mr. Danielson seconded the motion. The motion passed unanimously. (5:0).

9 **New Business #3 – Other:** None.

10 **Staff Item #1:** A minor amendment to the Riverwoods at Denton site plan was authorized
11 by the Planning Commission for an administrative approval.

12 **Staff Item #2:** The Critical Area Map was amended per the State of Maryland
13 requirements and is scheduled for introduction at the October Town Council Meeting.

14 **Staff Item #3:** Mr. Batchelor provided an overview of some proposed text amendments
15 to the Planning Commission including accessory structures and redevelopment overlay projects.

16 **Adjournment:** The meeting adjourned at 7:12 p.m.