

Meeting called to order at \_\_\_\_\_ p.m.

Pledge of Allegiance

Review of the March 28, 2017, Minutes

**OLD BUSINESS ITEMS:**

1. Ordinance No. 684 – Site Specific Approval Standards
2. Ordinance No. 685 – Nonconforming Lots of Record
3. Ordinance No. 686 – Environmental Standards
4. Other Old Business

**NEW BUSINESS ITEMS:**

1. Other New Business

**STAFF ITEMS:**

1. Other – Staff Updates

Regular Meeting adjourned at \_\_\_\_\_ p.m.

- ❖ All or part of the Planning Commission meeting may be held in closed session under the authority of the Maryland Open Meeting Act.
- ❖ The Planning Commission reserves the right to approve or disapprove a final subdivision plat within 30 days under the authority of the Maryland Land Use Annotated Code of Maryland.
- ❖ Planning Commission Meetings are held at the Denton Town Office beginning at 6:00 p.m. Please advise town staff of any special needs you may have to attend the meeting.

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**March 28, 2017**

**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

## PROCEEDINGS

### **Call to Order:**

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on March 28, 2017, at the Denton Town Office and followed by the Pledge of Allegiance.

### **Approval of Minutes:**

The February 28, 2017, Planning Commission Meeting minutes were reviewed and approved unanimously as submitted.

### **Old Business #1 – Other**

A reminder for all Planning Commission Members and staff to complete the 2016 Ethics Forms.

### **New Business #1 – 2016 Annual Report**

The 2016 Annual Report required by the Maryland Department of Planning that was prepared by staff was presented to the Planning Commission for review and comment.

Commissioner Dowdall motioned to approve the 2016 Annual Report.

Commissioner Iliff seconded the motion. The motion passed unanimously.

### **New Business #2 – Ordinance No. 684/Conditional Use Permits**

Chairperson Walls noted for the Commission that this proposed ordinance is for discussion only. The Commission is not required to act on the proposed ordinance until after introduction to the Town Council.

Mr. Batchelor provided a brief overview of the proposed ordinance. After discussion with the Town Attorney, this ordinance will be amended and renamed “Site Specific Approval Standards.” The intent of this ordinance is to change current regulations toward the Pattern Book regulations.

Vice Chairperson Cruickshank asked for clarification in regards to nonresidential properties.

Mr. Batchelor clarified the intent of the ordinance was to address nonresidential, developed properties, and redevelopment properties.

Vice Chairperson Cruickshank asked for clarification of the reference to Public Lands.

Mr. Batchelor will research the Town Code and provide clarification.

Commissioner Danielson asked for clarification on the setbacks. How does this affect the Blough's proposed project?

Mr. Batchelor responded that setbacks for the Blough's proposed project was for an accessory structure not a principal structure. The building setbacks in the Table address principal structures.

The Town Attorney has provided amendments to this proposed ordinance that will be discussed at the April Town Council Meeting.

### **New Business #3 – Ordinance No. 685/Nonconforming Lots of Record**

Mr. Batchelor provided a brief overview of the proposed amendments. This ordinance amends the setbacks for residential infill properties. The Appendix for the residential infill states the setbacks are based on historic setbacks, and provides the Planning Commission to amend the setback. The current nonconforming building side yard setback is 9 feet. Some existing nonconforming properties are unable to accommodate a 9 foot side yard setback. The proposed ordinance will allow for the existing side yard setback.

The Town Attorney specified a proposed amendment to this ordinance to specify procedure for documentation of historic setbacks, such as, site survey.

Chairperson Walls noted the setbacks would address principal structures.

Commissioner Iliff requested clarification for historic setbacks for principal structures and accessory structures.

Mr. Batchelor stated this proposed ordinance amends setback requirements for principal (primary) structures.

Mr. Mulrine provided some examples of existing nonconforming lots which property owners are unable to meet the current Town Code building setbacks for nonconforming lots of record to build replacement homes.

**New Business #4 - Ordinance No. 686/Steep Slopes**

Mr. Batchelor provided an overview of the proposed ordinance related to steep slopes. Steep Slopes are defined as any slope over 15% in sensitive areas. In this context, it addresses streams and buffers. The issues with the current Town Code is a 3 ft. stream currently requires a 300 ft. buffer which makes the property unusable.

The proposed ordinance will require a 100 ft. buffer and the steep slope would be included within the buffer. The only place where there would be an extended buffer is in the critical area.

In 2012 the State considered all waterways a protected area, and this mandate changed all ditches, streams, etc., to protected areas.

Commissioner Quick and Commissioner Dowdall were concerned about the proposed definition of steep slope, and would like the definition of steep slope clarified in the ordinance.

Mr. Batchelor stated the intent of the proposed ordinance is to eliminate the expanded buffer requirement for site development.

**New Business #5 – Other** – None.

**Staff Item #1 – Other**

Mr. Mulrine provided an update on Taco Bell and Legion Road improvements.

**Adjournment:** The meeting adjourned at 6:35 p.m.

**Old Business #1 – Ordinance No. 684/Site Specific Approval Standards:** Attached is Ordinance No. 684, Site Specific Approval Standards Ordinance for discussion and comment by the Planning Commission. This ordinance is scheduled for adoption at the May Town Council Meeting.

*Staff Note: The name of this ordinance was changed from Conditional Use Permits (CUPS). If the Planning Commission is in favor of this revised ordinance, a resolution has been prepared for Planning Commission signatures.*

Comments: \_\_\_\_\_

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PC Member	Motion	Seconded	Vote -Yes	Vote - No	Abstain
Walls					
Cruickshank					
Quick					
Dowdall					
Danielson					
Iliff					

ORDINANCE NO. 684

INTRODUCED BY: \_\_\_\_\_

AN ORDINANCE ADDING A NEW SECTION, CHAPTER 128 SECTION 196, ENTITLED, "SITE SPECIFIC APPROVAL STANDARDS".

WHEREAS, Article XI-E, Constitution of the State of Maryland; Section 4-103(b)(3), Subtitle 1, Title 4, Division II, Local Government Article, Annotated Code of Maryland; and the Charter and Code of the Town of Denton provide the authority under which the Town Council may adopt, repeal, and/or amend the ordinances of the Town of Denton; and

WHEREAS, the Planning Commission is afforded the authority for approval of all matters related to long-term planning in the Town; and

WHEREAS, the current regulations at times may create an unnecessary burden on nonresidential ("Commercial") properties by requiring additional developmental procedures that may be approved by the Planning Commission; and

WHEREAS, by permitting the Planning Commission to modify land use, dimensional, buffer, signage, parking, and landscaping requirements for nonresidential zoned properties in accordance with the standards established by this Ordinance and consistent with the Comprehensive Plan and Pattern Book; and

WHEREAS, the Town Council has determined that it is desirable and in the public interest to add the section to Denton Town Code Chapter 128, Section 196, related to Site Specific Approval Standards; and

NOW, THEREFORE, BE IT ENACTED, the Denton Town Council hereby ordains as follows:

SECTION 1: The Code of the Town of Denton, Chapter 128, Section 196, is hereby added and entitled:

**§ 128-196 SITE SPECIFIC APPROVAL STANDARDS.**

SECTION 2: Provisions of the Code of the Town of Denton Chapter 128 Section 196 is hereby added as follows:

**§ 128-196 Site Specific Approval Standards.** *The following provisions and standards are applicable to redevelopment, as defined by this Chapter, in all non-residential zoned districts, including Industrial, Commercial, Institutional, and Public Lands.*

- A. Definitions:** *Refer to Chapter 128 Article II.*
- B. Applicability.** *Where there is a conflict between a general requirement and specific requirement, the specific and most restrictive requirement shall be applicable. The following specific requirements shall be as follows:*
  - 1. Consistency with Special Districts and Overlays:** *Site Specific Permits are not applicable for nonresidential properties in Special Districts and Overlays, such as Historic District Overlay and Redevelopment Overlay, or Subdivisions and Planned Unit Developments (“PUD’s”).*
  - 2. All the provisions of the underlying zoning district shall apply unless an application is made for a Site Specific Permit approval in accordance with the provisions of this Code.**
- C. Other Laws.** *The provisions of this Code shall not be deemed to supersede any provisions of Local, State, or Federal Law.*
- D. Partial Invalidity.** *In the event, any part or provision of this Code is held to be illegal or void, this shall not have the effect of making void or illegal any other provision of this Code.*
- E. Administration and Approval Process.**
  - 1. The Planning Commission (“Commission”) shall approve or deny any application for Site Specific Permits. Administration of Site Specific Permit application shall be by the Director, or his or her designee, of the Department of Planning & Codes.**
  - 2. The applicant for a Site Specific Permit shall be made by the recorded owner of the property or an agent authorized in writing by the owner.**
  - 3. Expiration of Approvals.** *Approvals shall expire two (2) calendar years from issuance by the Commission if substantial construction or progress has not occurred in two (2) calendar years, or the construction is a departure from the approved plans.*



4. ***Time Extensions of Approved Applications.*** Upon written notice by the applicant and payment of fees, the Director of the Department of Planning & Codes (“Director”), may grant a one-time extension of one (1) calendar year, provided that the application is substantially the same and remains consistent with the provisions of this Code. Notice of the decision by the Director, or his or her designee, shall be provided in writing and a copy provided to the Commission.
5. ***Modifications of Approved Plans.*** Modifications of an approved Site Specific Permit application shall be deemed a new application and submitted in accordance with the provisions by this Code.
6. ***Appeals.*** Appeals of the decision made by the Planning Commission shall be to the Board of Appeals in accordance with §128-163 (D)(3).

***F. Site Specific Permit Standards for Approval.***

***1. Permitted Modifications.***

***a. Density.*** The Planning Commission may approve an increase in lot coverage density to the Maximum Extent Possible (“MEP”) provided the development proposal complies with all Federal, State, and the following where applicable by other provisions of the Town Code:

1. ***Forest Conservation.***
2. ***Stormwater Management.***
3. ***Open Space.***
4. ***Parking.***
5. ***Buffering and Landscape requirements.***

***b. Building Setbacks.*** The Planning Commission may modify required setbacks in accordance with the following Table of Standards:

**Table § 128-196(F)(b) - (Refer to notes at the end of the table)**

<b>Zoning District</b>	<b>Minimum Front yard Setback</b>	<b>Minimum Side Yard Setback</b>	<b>Minimum Rear Yard Setback</b>
<i>General Commercial (GC)</i>	<i>N/A</i>	<i>15 ft.</i>	<i>N/A</i>
<i>Regional Hwy Commercial (RHC)</i>	<i>20 ft.</i>	<i>15 ft.</i>	<i>15 ft.</i>
<i>Industrial (I)</i>	<i>20 ft.</i>	<i>15 ft.</i>	<i>15 ft.</i>
<i>Mixed Industrial (MI)</i>	<i>15 ft.</i>	<i>15 ft.</i>	<i>10 ft.</i>
<i>Commercial Medical (CM)</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>

**Table Notes:**

1. *The first 10 ft. of yard abutting a street shall be reserved for treescape.*
2. *Tree plantings shall be in accordance with Section § 128-196(F)(c).*
3. *These modifications shall be measured from Public Right-of-Ways, Easements, or environmental setbacks, such as Tidal and Nontidal Wetlands, Critical Area buffers, or Forest Conservation boundaries.*

**c. Vegetative Buffering Standards. The Planning Commission may approve the following modifications of the buffering standards as a condition of Site Specific Permits:**

1. *Industrial Zoned Uses. Fences may be installed as a condition for vegetative buffering provided the fencing is installed at the setback in accordance with Table § 128-196(F)(b), trees are planted in accordance with Note #1 of Table § 128-196(F)(b), and security is provided for areas not visible from the Public Right-of-Way.*
2. *Infrastructure protection and Tree Plantings. A 10 ft. buffer shall be maintained surrounding water meters and trees shall be of the compact root type.*
3. *Tree and Planting Types. Trees and planting types shall be native and in accordance with the National Park Service, Fish and Wildlife Service, listing for Chesapeake Bay Watershed native wildlife and habitat conservation.*

**4. Tree sizes. Mature tree heights shall be in accordance with the following standards:**

**a. Regional Highway Commercial (“RHC”) Zoning District properties: Minimum height is 30 ft. when mature.**

**b. In densely developed areas, the minimum tree heights shall be a minimum of 15 ft. and no greater than 30 ft. when mature.**

**c. In all zones, trees adjacent to water meters and sewer lines shall maintain a 10 ft. buffer and trees shall be of compact root type.**

**d. Parking Standards. The Planning Commission may approve the following modifications of the buffering standards as a condition of Site Specific Permits:**

**1. Mitigation for onsite parking. Where onsite parking standards is technically unfeasible in accordance with Chapter 128, Article XII, off street and shared parking on adjacent and similar zoned properties may be used to meet the standards as established in Chapter 128, Article XII.**

**2. Shared parking on properties with different owners. As a condition of any Site Specific Permit approval related to shared parking, the applicant shall submit an agreement between two different property owners approving such agreement to be recorded with Land Records.**

**2. Special Conditions of approval of Site Specific Permits for nonconforming, nonresidential uses and structures.**

**a. In addition to the provisions of Section § 128-196(F) of this Code, the following conditions shall apply to all Nonconforming, nonresidential uses and structures:**

**1. The Planning Commission may approve the continuation of a substantially similar use of a nonconforming use and structure.**

- 2. The Planning Commission may approve the continuation of a nonconforming use and structure provided as part of this approval, a minimum of a 10 ft. setback is maintained on Public Right-of-Ways where technically feasible, a minimum of 5 ft. sidewalk is installed where no sidewalk exists, and 5 ft. measured from the Public Right-of-Way is used for vegetative buffer.**
- 3. The Planning Commission may approve the continuation of a nonconforming use and structure provided noise levels in residential areas shall not exceed 65 decibels measured from a Public Right-of-Way between the hours of 8 AM to 6 PM, or otherwise cause a nuisance. Noise shall not exceed 65 decibels before 8 AM or after 6 PM.**
- 4. The Planning Commission may approve the continuation of a nonconforming use and structure provided noise or any other types of discharges or storage does not create a nuisance in accordance with Chapter 94, Property Maintenance, of the Town Code.**
- 5. The Planning Commission may approve the continuation of a nonconforming use and structure provided parking and storage does not create a nuisance. Fencing or other material may be used to conceal excess storage.**

SECTION 4: All ordinances or parts of ordinances of the Town of Denton inconsistent herewith are repealed to the extent of such inconsistency.

SECTION 5: Severability. Should any provision, section, paragraph, sentence, or word of this section be determined unconstitutional, such decision shall not affect the validity of the remaining portions of the Denton Town Code.

SECTION 6: This ordinance and the rules, regulations, provisions, and matters established and adopted hereby shall take effect and be in full force and effect seven (7) days from and after the date of its final passage and adoption.

ENACTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

DENTON TOWN COUNCIL:

\_\_\_\_\_  
Abigail McNinch, Mayor

\_\_\_\_\_  
Dennis D. Porter, Vice Mayor

\_\_\_\_\_  
Lester L. Branson, Councilperson

\_\_\_\_\_  
Dallas Lister, Councilperson

\_\_\_\_\_  
Walter Keith Johnson, Councilperson

ATTEST:

\_\_\_\_\_  
Karen L. Monteith

Approved for legal sufficiency this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Christopher F. Drummond

Date Introduced \_\_\_\_\_

Date Amendments Introduced \_\_\_\_\_

Date Passed \_\_\_\_\_

Effective Date \_\_\_\_\_

Text that is stricken reflects language omitted from the Town Code

Text in **bold** and *italicized* reflects additions to the Town Code

**Old Business #2 – Ordinance No. 685/Nonconforming Lots of Record:** Attached is Ordinance No. 685, Nonconforming Lots of Record Ordinance for discussion and comment by the Planning Commission. This ordinance is scheduled for adoption at the May Town Council Meeting.

*Staff Note: If the Planning Commission is in favor of this revised ordinance, a resolution has been prepared for Planning Commission signatures.*

Comments: \_\_\_\_\_

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PC Member	Motion	Seconded	Vote -Yes	Vote - No	Abstain
Walls					
Cruickshank					
Quick					
Dowdall					
Danielson					
Iliff					

ORDINANCE NO. 685

INTRODUCED BY: \_\_\_\_\_

AN ORDINANCE AMENDING THE PROVISIONS IN CHAPTER 128 SECTION 155, ENTITLED, "NONCONFORMING LOTS OF RECORD", OF THE TOWN OF DENTON CODE.

WHEREAS, Article XI-E, Constitution of the State of Maryland; Section 4-103(b)(3), Subtitle 1, Title 4, Division II, Local Government Article, Annotated Code of Maryland; and the Charter and Code of the Town of Denton provide the authority under which the Town Council may adopt, repeal, and/or amend the ordinances of the Town of Denton; and,

WHEREAS, the current regulations for setbacks in Chapter 128 Section 155 for nonconforming lots potentially create a hardship for the owner by requiring a setback greater than the setback that historically existed on a lot or parcel; and,

WHEREAS, the Town Council has determined that it is desirable and in the public interest to amend the provisions of the Denton Town Code Chapter 128, Section 155 (A); and

NOW, THEREFORE, BE IT ENACTED, the Denton Town Council hereby ordains as follows:

SECTION 1: The Code of the Town of Denton, Chapter 128, Section 155, entitled, "Nonconforming Lots of Record," is hereby amended as follows:

§ 128-155 Nonconforming lots of record. Notwithstanding limitations imposed by other provisions of this chapter, a single-family dwelling and customary accessory buildings may be erected on any single lot of record of this chapter, or amendment thereto, except in the RHC, I, and RP Districts. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the zone, provided that yard dimensions shall conform to the following requirements:

A. *Side yard setback. The minimum side yard setback shall be established by the principal structure extant or that previously existed on the nonconforming lot or parcel. A survey or other approved documentation shall be provided to make the determination of existing setbacks.*

A. — ~~A minimum of nine feet is maintained for each side yard.~~

B. The rear yard need not exceed 20% of the depth of the lot, but in no case shall be less than 10 feet.

- C. The front yard (setback) need not exceed that established by buildings on lots in the block in which the nonconforming lot is located.
- D. *The setbacks of vacant nonconforming lots of records shall be established in accordance with the provisions of Appendix IV, 128 Attachment 4 and 5.*

SECTION 2: All ordinances or parts of ordinances of the Town of Denton inconsistent herewith are repealed to the extent of such inconsistency.

SECTION 3: Severability. Should any provision, section, paragraph, sentence, or word of this section be determined unconstitutional, such decision shall not affect the validity of the remaining portions of the Denton Town Code.

SECTION 4: This ordinance and the rules, regulations, provisions, and matters established and adopted hereby shall take effect and be in full force and effect seven (7) days from and after the date of its final passage and adoption.

ENACTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

DENTON TOWN COUNCIL:

\_\_\_\_\_  
Abigail McNinch, Mayor

\_\_\_\_\_  
Dennis D. Porter, Vice Mayor

\_\_\_\_\_  
Lester L. Branson, Councilperson

\_\_\_\_\_  
Dallas Lister, Councilperson

\_\_\_\_\_  
Walter Keith Johnson, Councilperson

ATTEST:

\_\_\_\_\_  
Karen L. Monteith



Approved for legal sufficiency this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Christopher F. Drummond

Date Introduced \_\_\_\_\_

Date Amendments Introduced \_\_\_\_\_

Date Passed \_\_\_\_\_

Effective Date \_\_\_\_\_

Text that is stricken reflects language omitted from the Town Code

Text in **bold** and *italicized* reflects additions to the Town Code

**Old Business #3 – Ordinance No. 686/Environmental Standards:** Attached is Ordinance No. 686, Environmental Standards for all Subdivisions and Development Requiring Site Plan Approval Ordinance, for discussion and comment by the Planning Commission. This ordinance is scheduled for adoption at the May Town Council Meeting.

*Staff Note: The name of this ordinance was changed from Steep Slopes. If the Planning Commission is in favor of this revised ordinance, a resolution has been prepared for Planning Commission signatures.*

Comments: \_\_\_\_\_

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PC Member	Motion	Seconded	Vote -Yes	Vote - No	Abstain
Walls					
Cruickshank					
Quick					
Dowdall					
Danielson					
Iliff					

ORDINANCE NO. 686

INTRODUCED BY: \_\_\_\_\_

AN ORDINANCE AMENDING THE PROVISIONS FOR STEEP SLOPES IN CHAPTER 128 SECTION 149, ENTITLED, "ENVIRONMENTAL STANDARDS FOR ALL SUBDIVISIONS AND DEVELOPMENT REQUIRING SITE PLAN APPROVAL", OF THE TOWN OF DENTON CODE.

WHEREAS, Article XI-E, Constitution of the State of Maryland; Section 4-103(b)(3), Subtitle 1, Title 4, Division II, Local Government Article, Annotated Code of Maryland; and the Charter and Code of the Town of Denton provide the authority under which the Town Council may adopt, repeal, and/or amend the ordinances of the Town of Denton; and,

WHEREAS, the current regulations for steep slope in Chapter 128 Section 149 are unclear in character and meaning as applicable to subdivisions and developments, potentially creating a hardship for the owner by unnecessarily requiring an expanded buffer limiting developable area of a lot or parcel; and,

WHEREAS, the Town Council has determined that it is desirable and in the public interest to amend the provisions of the Denton Town Code Chapter 128, Section 149 (E); and

NOW, THEREFORE, BE IT ENACTED, the Denton Town Council hereby ordains as follows:

SECTION 1: The Code of the Town of Denton, Chapter 128, Section 149, entitled, "Environmental standards for all subdivisions and development requiring site plan approval," is hereby amended as follows:

§ 128-149 (E) Steep slopes.

- (1) No structure or impervious surface shall occur on any slope with a grade of 15% or more.
- (2) *For steep slopes intersecting a buffer, or other sensitive areas, the buffer shall be expanded in accordance with § 128-149 (C).*
- (2) ~~On slopes between 15% and 25%, good engineering practices shall be used to insure sediment and erosion control and slope stabilization before, during and after disturbance activities and to minimize cut and fill.~~

(3) *Good engineering practices shall be used to ensure protection of steep slopes during and after disturbance activities.*

(3) ~~A minimum fifty-foot buffer shall be established between development and the crest of slope in excess of 15%. Five additional feet of buffer shall be required for each percentage point of slope in excess of 15%.~~

SECTION 2: All ordinances or parts of ordinances of the Town of Denton inconsistent herewith are repealed to the extent of such inconsistency.

SECTION 3: Severability. Should any provision, section, paragraph, sentence, or word of this section be determined unconstitutional, such decision shall not affect the validity of the remaining portions of the Denton Town Code.

SECTION 4: This ordinance and the rules, regulations, provisions, and matters established and adopted hereby shall take effect and be in full force and effect seven (7) days from and after the date of its final passage and adoption.

ENACTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

DENTON TOWN COUNCIL:

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Abigail McNinch, Mayor

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Dennis D. Porter, Vice Mayor

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Lester L. Branson, Councilperson

\_\_\_\_\_  
Dallas Lister, Councilperson

\_\_\_\_\_  
Walter Keith Johnson, Councilperson

ATTEST:

\_\_\_\_\_  
Karen L. Monteith

Approved for legal sufficiency this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Christopher F. Drummond

Date Introduced \_\_\_\_\_

Date Amendments Introduced \_\_\_\_\_

Date Passed \_\_\_\_\_

Effective Date \_\_\_\_\_

Text that is stricken reflects language omitted from the Town Code

Text in **bold** and *italicized* reflects additions to the Town Code

**Old Business #4 – Other:**

Comments: \_\_\_\_\_  
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<b>PC Member</b>	<b>Motion</b>	<b>Seconded</b>	<b>Vote -Yes</b>	<b>Vote - No</b>	<b>Abstain</b>
Walls					
Cruickshank					
Quick					
Dowdall					
Danielson					
Iliff					

**New Business #1 – Other:**

Comments: \_\_\_\_\_  
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<b>PC Member</b>	<b>Motion</b>	<b>Seconded</b>	<b>Vote -Yes</b>	<b>Vote - No</b>	<b>Abstain</b>
Walls					
Cruickshank					
Quick					
Dowdall					
Danielson					
Iliff					

**Staff Item #1 – Other:** Staff Updates.

Comments: \_\_\_\_\_

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PC Member	Motion	Seconded	Vote - Yes	Vote - No	Abstain
Walls					
Cruickshank					
Quick					
Dowdall					
Danielson					
Iliff					