

Meeting called to order at _____ p.m.

Pledge of Allegiance

Review of the August 29, 2017, Minutes

OLD BUSINESS ITEMS:

1. Other Old Business

NEW BUSINESS ITEMS:

1. Choptank Community Health System, Inc. – Concept Plan
2. Other New Business

STAFF ITEMS:

1. Maryland Planning Commissioners Association – 2017 Conference
2. 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

August 29, 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

Troy Livingstone

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 August 29, 2017, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

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

Old Business #1 – BLT Cantina, LLC, Taco Bell Major Site Plan –

John Pettit, The Pettit Group, LLC, Engineer and Architect, made the presentation on behalf of the Applicant, Joe DePascale, BLT Cantina, LLC. The Planning Commission granted conditional preliminary site plan approval on July 25, 2017. The outstanding items from the preliminary site plan have been addressed with the final site plan submittal. The Applicant is requesting final site plan approval for the Taco Bell.

Caroline Soil Conservation District approval is pending final review.

Chairperson Walls entertained a motion to approve the final site plan for the Taco Bell restaurant to be located at 615 Legion Road.

Commissioner Dowdall motioned to approve the final site plan for BLT Cantina, LLC, for the construction of a 2,753 square foot Taco Bell restaurant to be located at 615 Legion Road with the conditions of Caroline Soil Conservation District approval and satisfying the Town Engineer's comment letter dated August 15, 2017.

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

Old Business #2 – Other – None.

New Business #1 – Other – None.

Staff Item #1 – Maryland Planning Commissioners Association – The 2017 Annual Conference is scheduled for November 2-3, 2017, at the Tidewater Inn, Easton.

The MPCA is requesting Planning Commission Members complete the online survey.

Mr. Mulrine updated the Commission on Denton Plaza proposed projects, State Highway Administration, and other projects approved for water and sewer allocation.

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

Old Business #1 – Other:

Comments: _____

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

New Business #1 – Choptank Community Health System, Inc./Concept Plan: Judy Schwartz, GMB Engineer, submitted a concept plan on behalf of Choptank Community Health System, Inc., for a Medical Clinic to be located on the vacant lot at 808 South Fifth Avenue, Tax Map 105/Parcel 2291, zoned Regional Highway Commercial (RHC).

Refer to concept site plan for more details.

Discussion/Comments: _____

Application Detail/Request: Judy Schwartz, GMB Engineer, is requesting discussion and comments on the proposed Choptank Community Health System, Inc., Medical Clinic Concept Plan.

Other Conditions/Requirements: N/A

Motion: Approve _____ Approve w/Conditions _____ Not Approve _____

Approval Conditions: _____

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



PLANNING AND CODES

TOWN OF DENTON

4 N. Second Street
Denton, MD 21629
410-479-3625

PLANNING COMMISSION REVIEW APPLICATION

Review No.: SP-17-012
 Date filed: September 1, 2017
 Date reviewed: _____
 Fee collected: 9-1-17
 Date paid: 9-1-17
 Tax Map/Parcel: Map 105 Grid 16 Parcel 2291
 Zoning: RHC
 Critical Area: Yes No
 Historic District: Yes No

SITE PLAN:

Existing Building: Yes No
 Change of Use: Yes No
 New Building: Yes No
 Simplified: Yes No
 Concept: Yes No

SUBDIVISION:

Administrative: Yes No
 Minor: Yes No
 Major: Yes No
 Concept: Yes No

To the Denton Planning Commission

Pursuant to the Town of Denton Zoning Code for Denton, MD request is hereby made for review for the following property:

Location: 808 S. Fifth Ave.

Owner: Choptank Community Health System, Inc.

Address: P.O. Box 660, 301 Randolph St., Denton, MD 21629

Phone No.: 410-479-4306

Work/Cell No: _____

Proposed Use: Medical Clinic

Comments: Architect/ Engineer-GMB, 206 West Main St., Salisbury, MD 21801

Contact Person: Judy A. Schwartz, P.E. (GMB)

Phone No. 410-742-3115

CERTIFICATION:

Failure to complete this application fully including the attachment of scaled construction plans and other supporting materials as may be required by the Planning Department or failure of the applicant or a representative to appear at the scheduled meeting will result in postponement of the application until the next regular scheduled meeting. The application may be dismissed if there are two or more postponements. If the application is denied, the same application shall not be renewed within a period of one year after the denial. If applicant is different from owner of property, applicant assumes responsibility for payment of fees and related charges.

I am aware that I am responsible for the payment of all plan review and infrastructure inspection fees which are billed on an hourly basis.

Property Owner's Signature: Sara Bick

Print / Type Name: SARA BICK

Date: 8/21/17

Applicant's Signature: _____

(if not owner)

Print / Type Name: _____

As requested, following is a Project Summary for the PC Agenda:

Choptank Community Health Center: A new 18,000 sf single-story health clinic is proposed at 808 S. Fifth Ave on Tax Parcel 105-16-2291. The Concept Site Plan features a multi-wing building with drive thru drop off canopy in the front, a drive thru prescription window on the side, and an ambulance service canopy in the rear. Two (2) driveway entrances are proposed off of S. Fifth Ave. The building is surrounded by parking on 3 sides for a total of 131 spaces. The Concept Plan shows reserve areas for ESD (Environmental Site Design) practices for stormwater management which will be further defined in the Preliminary Plan submittal.

Also, since submittal of the Concept Plan, the wetlands and streams have been delineated by Albert McCullough of Sustainable Science, LLC, with concurrence by Al Kampmeyer of MDE. Attached is an Existing Conditions plan showing the environmental delineations and the affiliated setbacks, e.g. 25' wetland buffer, 50' stream buffer, top of steep slope. We submit this exhibit as supplemental data for review by the Planning Commission.

Thank you and please let me know if there are any questions.
Regards, Judy

Judy A. Schwartz, PE, LEED AP
Sr. Project Director

400 High Street | Seaford, DE | 19973
302.628.1421 | www.gmbnet.com | Find us on [facebook](#)



New Business #2 – Other:

Comments: _____

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

Staff Item #1 – Maryland Planning Commissioners Association: The 2017 Annual Conference is scheduled for November 2-3, 2017, at the Tidewater Inn, Easton. Any Members interested in attending the Conference should contact staff.

Comments: _____

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

September 8, 2017

The Maryland Planning Commissioners Association (MPCA) is pleased to announce the date and location for its 2017 annual conference.

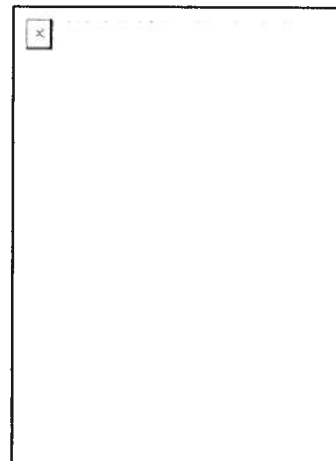
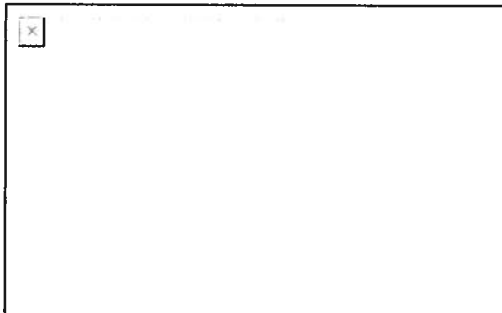
When: Thursday and Friday, November 2 and 3

Where: Tidewater Inn, Easton

Conference Details

- Half-day of free Planning Commissioners and Board of Appeals Members training (Thursday morning)
- One and half days of topics to include (but not limited to) Annexation Process, Sign Ordinances, Ethics, and Solar and Wind Energy.
- Governor's Cabinet Secretary's Roundtable
- Guided tour of Easton
- Rooms available at [Tidewater Inn, 101 East Dover St. Easton, MD](#)
- Conference room rate \$139.00 - call (410) 822-1300. Just mention that you are attending the MPCA conference.

The fee for the conference is \$125, which includes all Friday sessions, and breakfast, lunch, and breaks. There will be Thursday evening reception banquet for an additional charge. Information about conference registration, program, and reception banquet will be distributed shortly. Keep an eye on the [MPCA webpage](#). Make sure that you save the conference dates on your calendar.



MPCA is Social. Like Us!



Maryland Department of Planning, Room 1101,
301 West Preston Street, Baltimore, MD 21201

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Staff Item #2 – Other: Staff Updates.

Comments: _____

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