

Denton Planning Commission

Minutes

Town of Denton

September 26, 2017

Planning Commission Members:

Doris Walls, Chairperson*

William Quick*

Sue Cruickshank*

Marina Dowdall*

Dean Danielson *

Nicholas T. Iliff, Jr.*

* Those Present

** Excused

*** Absent

Visitors:

Brett Meyers

Gary Long

Judy Schwartz

Recording:

Derrick Kennedy

David Renshaw

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on September 26, 2017, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The August 29, 2017, Planning Commission Meeting minutes were reviewed and approved unanimously as submitted.

Old Business #1 – Other – None.

New Business #1 – Choptank Community Health System, Inc./Concept Plan –

Judy Schwartz, GMB Engineer, made the presentation for a concept plan on behalf of Choptank Community Health System, Inc. (Applicant). The Applicant is proposing to construct a new medical clinic at 808 South Fifth Avenue. This parcel is approximately 5.6 acres, and 40% is undevelopable due to environmental constraints from the floodplain, setbacks, and buffers.

The proposed medical clinic is a single-story building with multiple wings for the various medical services which will include dentistry, prescriptions, and ambulance services.

This facility will include two entrances on Fifth Avenue, and the concept plan includes 131 parking spaces. The Denton Town Code requires 45 parking spaces.

Water and sewer is available for connection on South Fifth Avenue and across Sharp Road Park.

The proposed schedule for the project is to complete the site design and acquire permits by early 2018, construction to begin in the spring, and completion by spring 2019.

One of the front entrances is encroaching on the 100 foot setback, and the Applicant plans to request relief for a reduction of this setback. Environmental site design will be provided for the stormwater management with bioretention areas.

Sidewalks will be extended from Fifth Avenue to the site. Choptank Community Health Systems, Inc., currently have many pedestrians that walk to their existing medical facility located off Fifth Avenue on Daffin Lane. Trails are planned to connect from the site sidewalk to Sharp Road Park for easy access on Fifth Avenue.

A freestanding sign will be included on the preliminary plan.

No traffic impact study has been completed.

The 50-foot tree buffer is proposed to be cleared next to the bank.

Applicant will include site distances on the preliminary plat.

Commissioner Quick motioned to approve the concept plan for Choptank Community Health Systems, Inc., with the condition that additional analysis on additional proposed traffic to the new facility compared to the existing facility be provided with the preliminary plan.

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

New Business #2 – 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.

Commissioner Dowdall is interested in attending the event.

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