

Denton Planning Commission

Minutes

Town of Denton

November 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:

Brett Meyers

Gary Long

Judy Schwartz

David Burroughs

Michele Burroughs

Donald H. Mulrine, Jr.

Recording:

Derrick Kennedy

PROCEEDINGS

Call to Order:

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

Approval of Minutes:

The September 26, 2017, Planning Commission Meeting minutes were reviewed and approved unanimously as submitted.

Old Business #1 – Choptank Community Health System, Inc./Preliminary Site Plan –

Judy Schwartz, GMB Engineer, made the presentation for a preliminary site plan on behalf of Choptank Community Health System, Inc. (Applicant). Gary Long and Brett Meyers, Representatives for the Applicant were also present. The concept plan was reviewed at the September Planning Commission Meeting. The Applicant is proposing to construct an 18,615 sq. ft. new medical clinic at 808 South Fifth Avenue, zoned Regional Highway Commercial (RHC). This parcel is approximately 5.6 acres, and greater than a third of the property is undevelopable due to environmental constraints from the floodplain, associated wetlands, steep slopes, setbacks, and stream buffers.

The proposed medical clinic is a single-story building with multiple wings for the various medical services which will include dentistry, pediatrics, behavioral health, adult clinic, pharmacy, and staff. There is also a drop off canopy in the front of the building, and a canopy in the back of the building will be used for the ambulance service. The pharmacy drive-up window was eliminated and will be shown on the final site plan.

This facility will include two entrances on South Fifth Avenue with a parking lot that surrounds three sides of the building with a total of 116 parking spaces. The Denton Town Code requires 47 parking spaces.

The stormwater management plan is a combination of bioswales and infiltration basins. It is designed to recharge the two and ten-year storm and manage the 100-year storm. It meets and exceeds the environmental site design practices of the Town Code.

Today, GMB received the soil test results that reflect the actual infiltration rates on the site. The actual rates are better than estimated in the preliminary site plan and will be modified in the final site plan.

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

The wetland delineation has been approved by MDE. The environmental buffers are shown on the site plan and are 25 feet off the wetlands top of the steep slope. The Applicant had requested a 50-foot stream buffer from the 100-foot requirement from the Planning Commission to accommodate an entrance and wing.

Other design changes include extending the sidewalk from Fifth Avenue and a trail system that will connect with Sharp Road Park.

A bicycle rack was added to the plan and a freestanding monumental sign. The freestanding sign setback will need a variance or to be relocated to meet the 25' sign setback requirement.

Site triangles were included for the entrances to determine visibility for cars exiting the site.

A landscaping plan was included for the parking lot that includes native shade trees with an understory of flowering, shrubs, evergreens, and grasses.

The revisions in progress include the removal of the drive-up pharmacy window and the incorporation of the soil results.

The Denton Police Department provided traffic counts to utilize for the traffic analysis. A comparison of the current medical center on Daffin Lane and the new medical center on South

Fifth Avenue resulted in a less than 2% increase in the average daily traffic for Fifth Avenue. The conclusion is the traffic impact is minimal.

Comments were received from the Town staff, Town Engineer, and Town's Forestation Consultant and items are currently being addressed.

Plans have been submitted to the Caroline Soil Conservation District and State Fire Marshal for review. No comments have been received.

Public notices were sent out to adjacent property owners within 200 feet, and a public notice sign was posted on the property.

There was discussion on the traffic flow for the ambulance and the second entrance.

The plan includes a hidden driveway and reverse curve signage.

Michele Burroughs, resident located at 305 Sydney Lane, questioned the impact of the soils on the stream.

Mr. Mulrine noted the Town is performing a separate study to improve the impacts on the stream.

David Burroughs, resident located at 305 Sydney Lane, questioned tree replacement, parking, and lighting.

Mrs. Schwartz commented the lighting will be compliant with the dark sky requirement using shielded lighting and directed downward.

Mr. Mulrine noted for the record to recognize Maryland Department of Planning and Secretary Peters whom were instrumental with coordinating with Maryland Historic Trust to approve this project. Choptank Community Health Systems spent at least \$30,000 and through the assistance of the Department of Housing and Community Development spent an additional \$50,000 to create the Maryland Historic Trust's soil analysis and the historical renovations to the project which generated the 172-page document distributed to the Maryland Historic Trust.

Commissioner Danielson motioned to approve the preliminary site plan for Choptank Community Health Systems, Inc., conditioned upon satisfying all the requirements from the Town Engineer.

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

Old Business #2 – Other – None.

New Business #1 – Other: Mr. Mulrine provide information on the proposed Spectrum Energy project. Spectrum Energy has approached the Town regarding building a power generation station in the Denton Industrial Park. It will operate 24/7. A natural gas line has been approved to be installed on Rt. 313 from Cecil County, Maryland, to Accomack, Virginia. Spectrum Energy has signed an agreement to purchase the Brown property (prior Maloney property) for the proposed location of the project. The proposed construction is scheduled for 2020.

Staff Item #1 – Maryland Planning Commissioners Association – Marina Dowdall attended the 2017 Annual Conference on November 2-3, 2017, at the Tidewater Inn, Easton, and provided a brief overview for the Commission.

Commissioner Dowdall recommended all Commissioners attending the Annual Conference and learned valuable information regarding new signage regulations and applying key factors of the Comprehensive Plan to approvals for projects. Maryland Department of Planning is drafting a model sign ordinance that may be utilized by jurisdictions based on recent court rulings for signs.

Staff Item #2 – 2018 Planning Commission Schedule – The Planning Commission approved the 2018 schedule.

Staff Item #3 – Other – Mr. Mulrine provided updates on proposed upcoming projects.

Adjournment: The meeting adjourned at 7:07 p.m.