

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**February 27, 2018**

**Planning Commission Members:**

Doris Walls, Chairperson\*

William Quick\*

Sue Cruickshank\*

Marina Dowdall\*

Dean Danielson \*

Nicholas T. Iliff, Jr.\*\*

\* Those Present

\*\* Excused

\*\*\* Absent

**Visitors:**

Jim DiDonato

Lisa Webb

Don 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 February 27, 2018, at the Denton Town Office and followed by the Pledge of Allegiance.

### **Approval of Minutes:**

The January 30, 2018, Planning Commission Meeting minutes were reviewed and approved unanimously as submitted.

**Old Business #1 – Gardens Land Group – Gardens Subdivision:** – Jim DiDonato and Lisa Webb made the presentation for the proposed architectural revisions for the Gardens Subdivision. This project has commenced with the tree clearing and harvesting. The site work will begin after the stumps have been removed and weather permitting.

Mr. DiDonato provided an overview of the phasing of the project. Phase I will begin this spring 2018 and referred to the six (6) model home architectural elevations available to potential buyers. One and two-story homes will be available for this subdivision. All models include a minimum of three bedrooms and one car garage. All model homes have a variety of features and options that may be added to the base model home. Phase II will be cleared, logged, and seeded. Infrastructure will be installed for Phase I only.

Ms. Webb provided an overview of the six base models and additional options for each model. This allows buyers to modify the homes to meet their individual needs. The base home price is expected to begin at \$200,000.

Mr. DiDonato changed the tree clearing plan to allow a larger buffer between the Gardens Subdivision Phase II and the proposed power plant location. Mr. DiDonato does not believe the proposed power plant will have a negative impact on the Gardens Subdivision and does believe the proposed power plant will provide a positive impact for the Denton community.

Mr. DiDonato requested the Planning Commission allow any additional model homes to be approved at an administrative level. The complete sets of building plans will be submitted to the Town within the next forty-five days for review.

Commissioner Dowdall motioned to approve the revised Gardens architectural elevations for the six (6) models and additional models to be approved administratively by Town Staff, and all building plans for all models to be approved prior to building permit application.

Commissioner Quick seconded the motion.

The motion passed unanimously (5:0).

**Old Business #2 – Other:** None.

**New Business #1 – Project Updates:** Mr. Mulrine provided updates on the Taco Bell project and Brodie property.

Mr. Mulrine discussed the Legion Road traffic issues and proposed traffic pattern.

**New Business #2 – Other:** None.

**Staff Item #1 – Maryland Department of Planning:** – Commissioner Dowdall attended the Maryland Department of Planning Meeting on February 15, 2018, at Crouse Park Visitor Center. The dialogue included State assistance with local jurisdiction’s challenges, such as signs and other issues.

Staff will forward the link for the Maryland Department of Planning, “A Better Maryland” which includes a survey.

**Staff Item #2 – Other:** – Commissioner Dowdall provided an overview of the Arts Council and Main Street project for the upcoming public arts project for the Night Kitchen and Community Gardens.

Mr. Mulrine informed the Commission that the Denton Town Council would like to schedule another Joint Working Session. Some topics to discuss include the Comprehensive Plan, subdivision and zoning ordinances, and project development review fees and expiration dates.

There was discussion on the State mandates effect on development projects and price increases.

**Adjournment:** The meeting adjourned at 6:58 p.m.