

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**January 29, 2019**

**Planning Commission Members:**

Doris Walls, Chairperson\*

William Quick\*

Sue Cruickshank\*

Marina Dowdall\*

Nicholas T. Iliff, Jr.\*

Lauren Shilling\*

\* Those Present

\*\* Excused

\*\*\* Absent

**Visitors:**

Don Mulrine, Jr.

David Renshaw

Joseph Mayer, 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 January 29, 2019, at the Denton Town Office and followed by the Pledge of Allegiance.

**Election of 2019 Officers:** Doris Walls was re-elected for Chairperson and Nicholas Iliff, Jr., was elected for Vice Chairperson by unanimous vote.

### **Approval of Minutes:**

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

**Old Business #1 – Zoning Regulations for Chickens:** The Joint Working Session with the Planning Commission and Town Council on January 28, 2019, to discuss the consideration of allowing chickens in residential areas was continued.

Commissioner Quick is in favor of allowing chickens as long as it does not impact neighboring properties' rights or become a nuisance to neighbors.

Commissioner Cruickshank is in favor if the Town requires strict regulations.

Chairperson Walls recommends the regulations to include the following:

1. Allow chickens as a special exception
2. Town Permit and \$35 fee per chicken
3. Maximum of 4 chickens per property
4. Maryland Department of Agriculture license confirming chickens are vaccinated
5. No free range chickens
6. Located in fenced back yard only
7. Coops and enclosures comply with approved accessory structures
8. Minimum 10 ft. setback from neighboring properties

9. All coops built off the ground to contain all litter/waste and requires composting in barrels
10. Composting requires approved containers
11. Disposal of compost materials is the responsibility of the owner according to Maryland Department of Agriculture guidelines
12. No slaughtering
13. No sale of chickens, eggs, manure, etc.
14. No coops allowed within 100 ft. of the streams or river (Critical Area Buffer)
15. Include standards for coops, composting, feed storage, and disposal

At the recommendation of Mr. Renshaw, chickens will not be allowed for rental properties.

The Commission discussed a \$50 flat registration fee versus fee per chicken.

Chairperson Walls referred to the Maryland Department of the Environment (MDE) application form for Water and Science for stormwater management plan. It requires the area of the site, disturbance, impervious area, evacuation of fill, number of poultry houses, and hydrogen soil group.

Commissioner Quick recommended including the following language in addition to the previous list:

1. No roosters or crowing hens
2. Owner-occupied single family residences only (no rental units)
3. Minimum lot size should be ¼ acre
4. Entire backyard fenced to prevent predators
5. Coops to be 4 sq. ft. per chicken
6. Approved waste disposal
7. Unannounced inspections

Commissioner Cruickshank recommended adding municipal infractions and revoke the permit.

The Planning Commission are in favor of including all items on the list included in the agenda and all the items Chairperson Walls recommended with a \$50 registration fee and a \$35 annual renewal fee.

Mr. Mulrine suggested applicants should be required to adhere to public notice requirements.

Commissioner Quick does not agree property notification to adjacent property owners should be applicable. However, the property posted with a public notice sign is applicable.

Applications should be reviewed and approved by the Planning Commission.

Commissioner Cruickshank stated Easton's Code Enforcement did not receive any complaints regarding free roaming chickens, and Federalsburg reported the majority of the chicken owners adhere to the rules. Two complaints received were the smell and the free roaming chickens.

Complaints received by the Town are investigated and documented by Code Enforcement Officers prior to issuing a violation notice.

Commissioner Dowdall motioned for staff to proceed with drafting an ordinance including all items as presented.

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

**Old Business #2 – Other:** None.

**New Business #1 – 2018 Annual Report:** The Commission reviewed the 2018 Annual Report.

Commissioner Dowdall motioned to approve the 2018 Annual Report.

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

**New Business #2 – Other:** None.

**Staff Item #1 – Other:** Mr. Mulrine provided an update on the next Comprehensive Plan and hiring a consultant to assist with the update and mapping.

In addition to the consultant, it is planned to include a Planning Director and new plotter for the GIS maps in the next budget year.

The Town is working with Habitat on Infill and redevelopment properties to remove blight.

Another survey will be facilitated for the next Comprehensive Plan update.

Chairperson Walls reviewed the proposed parking ordinance for Commissioner Dowdall.

Due to Commissioner Dowdall's resignation, this is her last official meeting.

Chairperson Walls thanked Commissioner Dowdall for her service on the Commission.

**Adjournment:** The meeting adjourned at 6:51 p.m.