

Denton Planning Commission

Minutes

Town of Denton

November 26, 2019

Planning Commission Members:

Doris Walls, Chairperson*

William Quick*

Sue Cruickshank*

Joseph Mayer, Jr.*

Lauren Shilling*

Stephen Mead**

* Those Present

** Excused

*** Absent

Visitors:

Steven Fortunato

Jim Barringer

Tom Davis

Lisa Davis

Derrick Kennedy

Recording:

Donna Todd, Planning and Codes Staff

Peter Johnston, Town Planner Consultant

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on November 26, 2019, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The October 29, 2019, Planning Commission Meeting minutes were reviewed and approved unanimously as submitted.

MPCA Certificate of Recognition & Town of Denton Proclamation: Doris Walls was recognized at the Maryland Planning Commissioners Association 36th Annual Conference and at the November Denton Town Council Meeting for her 30 years of community service to the Town serving on the Planning Commission and Board of Appeals.

Chairperson Walls moved to proceed with New Business Items.

New Business #1 – Denton RT 404, LLC/Minor Subdivision Plan: Tom Davis, DMS & Associates Engineer, made the presentation on behalf of Denton RT 404, LLC, for the proposed two lot commercial minor subdivision at 1155 Industrial Parkway. The parcel is approximately 5.73 acres. Lot 1 (vacant lot) will be 2.36 acres and Lot 2 (proposed 7-Eleven) will be 3.37 acres. The two parcels will have a shared access that will front on Industrial Parkway and another shared access on an existing panhandle right-of-way on Engerman Avenue. Public water and sewer will be extended from Engerman Avenue to serve both lots. Lot 2 will have a one-way ingress from Industrial Parkway that aligns with the existing curb cut out to Route 404.

Forest Conservation will be addressed by a fee-in-lieu and has been reviewed by the Town's Forest Conservation Consultant.

Stormwater Management will be addressed on Lot 2 by the Bohler Engineer for the 7-Eleven site plan.

The Town Council approved water and sewer allocation for the Lot 1, and 7-Eleven will have to request water and sewer allocation for Lot 2 which is based on a fixture count.

The shared access for both lots will remain private to be utilized and maintained by the property owners with a shared joint easement agreement.

The water and sewer will be dedicated to the Town with an easement up to the meters and clean out that are located on the common property line.

Legal agreements will be submitted for approval prior to the final subdivision and site plan approval for both lots.

Commissioner Mayer requested clarification for the stormwater drains on the access road. It appears to be shallow in the profile and requested confirmation that it meets the minimum cover requirement.

Mr. Davis provided an explanation that there is an existing storm drain that covers the mini warehouse storage facility. He was unable to locate one of the manholes, and this will be addressed prior to the final subdivision submission.

Commissioner Mayer motioned to approve the preliminary minor subdivision for Denton RT 404, LLC, for two commercial lots, at 1155 Industrial Parkway.

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

New Business #2 – Denton RT 404, LLC/7-Eleven Preliminary Site Plan: Steve Fortunato, Bohler Engineering, made the presentation on behalf of 7-Eleven, Inc., for a preliminary site plan for a 4,070 sq.ft. convenience store to be located on Lot 2 of the Denton RT 404, LLC, subdivision. There will be shared access on Engerman Avenue and Industrial Parkway with Lot 1 as discussed in the prior presentation by Tom Davis.

The ingress shown from Industrial Parkway at the intersection was a SHA requirement.

There are 57 parking spaces, 8 fuel dispensers, and 4 high speed diesel fueling dispensers in the rear.

The truck pattern requires trucks enter at intersection on Industrial Parkway and exit to the service drive towards Engerman Avenue.

The stormwater is accommodated onsite for this facility. Discharge is to the SHA right-of-way and is included in Tom Davis' submission to SHA.

Stormwater calculations were provided to the Town and are included in the Caroline Soil Conservation District submission.

An analysis of truck movement and other vehicular movement is required for SHA so that all vehicular movement flows properly.

An area will be designated to provide for the loading and unloading area on the final site plan.

The site plan includes an enclosed dumpster and landscape requirements.

Chairperson Walls questioned if there was any overnight truck parking planned for this site?

Mr. Fortunato's responded this is for high speed diesel truck fueling not an overnight truck parking stop.

Commissioner Mayer requested clarification of the drainage area map and stormwater management calculations.

Mr. Fortunato referred to the site plan providing an explanation for the collection of stormwater onsite and the stormwater management calculations. As the adjacent lot is developed, the drainage area will need to be modified.

All the stormwater is owned and maintained by the owner.

The exterior of the 7-Eleven building will be a masonry panel that replicates a brick exterior.

A detailed lighting plan and architectural elevations will be submitted with the final site plan.

Lenhart Engineering has received approval from SHA for the traffic impact study. SHA is requiring the truck traffic to exit from the site to Engerman Avenue.

A bike rack will be shown on the final site plan.

Mr. Johnston reminded the Applicants that all final information is required to be submitted in the GIS digital data format.

Commissioner Mayer motioned to approve the preliminary site plan for the Denton RT 404, LLC/7-Eleven, Inc., at 1155 Industrial Parkway.

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

Old Business #1 – Urban Forestry Plan: Mr. Johnston provided the Commission with information on the 22 Benefits of Urban Street Trees for discussion. The canopy and forest cover in the community is considered an asset to the infrastructure. Trees add value to property owners and to the wealth of the community.

Vice Chairperson Quick was concerned about Delmarva Power's response to the tree trimming at the October Meeting.

Mr. Johnston's conclusion of Delmarva Power's response was they were managing the tree trimming according to their guidelines and specifications. Delmarva Power's priority is to maintain the ongoing power to the community while considering the health and safety of pruning the trees and streetscape.

Mr. Johnston suggested developing an Urban Forestry Plan that will document and inventory all the street trees in a GIS digital format. During the planning process, include Delmarva Power in the public dialogue with the community.

The Planning Staff initiated discussions with The Eastern Shore Regional GIS Cooperative to geolocate street trees for Denton. This tree inventory could include a database to document the details of the tree.

Old Business #2 – 2010 Comprehensive Plan Update: Mr. Johnston had emailed the Commission Members information for discussion on the Comprehensive Plan. Walkability in a community is important to build the wealth of the community. It's important because of the health benefits of the community and economic development program. In order to encourage businesses to come to Denton, an investment needs to be made in the community that will draw people to Denton. Today people are looking for communities with walkability to restaurants, stores, and parks. Connectivity throughout the community remains an objective for the entire community. Evaluate the connectivity with sidewalks throughout the entire community. Green infrastructure and the pedestrian system are important assets to the community.

Mr. Johnston distributed a copy of the existing Land Use Plan goals and objectives and blank maps to the Commission. Mr. Johnston requested the Commission to define their neighborhoods on the blank maps.

The current Comprehensive Plan is directly linked to the zoning. Mr. Johnston would like to decouple the Land Use Plan from the zoning and reattach it to the Pattern Book.

Commissioner Cruickshank commented on the amount of "No Trespassing" signs posted on homes in her neighborhood which make the neighborhood uninviting.

Old Business #3 – Other: None.

New Business #1 – Other: None.

Staff Item #1 – Other: Mrs. Todd updated the Commission on the proposed Denton Plaza minor site plan revisions.

A Joint Working Session for the Town Council and Planning Commission will be scheduled for March 2020.

Lauren Shilling's term expires December 31st and is seeking reappointment.

The 2020 Planning Commission Schedule was distributed to the Commission.

Vice Chairperson Quick motioned that no meeting will be scheduled for December 2019.

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

Adjournment: The meeting adjourned at 7:10 p.m.