

Denton Planning Commission

Minutes

Town of Denton

October 27, 2020

Planning Commission Members:

Doris Walls, Chairperson*

William Quick*

Sue Cruickshank*

Joseph Mayer, Jr.**

Lauren Shilling*

Stephen Mead*

* Those Present

** Excused

*** Absent

Participants:

Peter Johnston
Town Planner Consultant

Walter Keith Johnson
Councilperson

Andrew Hanson, President
Tuckahoe Habitat for Humanity

Leslie Brome, Acting Executive Director
Tuckahoe Habitat for Humanity

Dallas Lister
Councilperson

Recording:

Donna Todd, Planning and Codes

Donald H. Mulrine, Jr., Town Administrator

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on October 27, 2020, at the Denton Town Office, leading everyone in the Pledge of Allegiance.

This Meeting was made available to the public via Zoom Video Conferencing, and access to the meeting was made available on the Town website.

Approval of Minutes:

The September 29, 2020, Planning Commission Meeting minutes were reviewed and unanimously approved as submitted.

Old Business #1 – Zoning Ordinance Amendments:

Peter Johnston, Town Consultant Planner, amended the proposed Community Redevelopment (CR) Overlay Zone to correspond to the existing Redevelopment (RD) Zone at the request of the Planning Commission at the September Planning Commission Meeting. The proposed ordinance has not changed only the proposed area was changed.

Vice Chairperson Quick confirmed the proposed ordinance amendment approval process eliminates the Town Council and the Planning Commission would be the approval authority.

Mr. Johnston noted there is an approval process and appeals process.

Vice Chairperson Quick is not in favor of eliminating the Town Council's approval authority.

Mr. Johnston noted the proposed amendment is consistent with the objectives and policies in the Comprehensive Plan that was approved by the Planning Commission and Town Council. These objectives and policies were to encourage and support redevelopment. In the State mandate

and Town of Denton Comprehensive Plan, the Planning Commission established the objective of streamlining development approvals.

Councilperson Johnson concurs with Vice Chairperson Quick.

Mr. Mulrine noted that the State gives the Planning Commission authority to approve development projects and the Comprehensive Plan.

Commissioner Shilling is undecided on her opinion regarding the proposed amendments.

Vice Chairperson Quick would like the proposed amendments to include Town Council approval. There is no issue with the proposed CR Overlay Zone.

Councilperson Johnson suggested the proposed amendments to include Town Council approval if the Planning Commission vote is narrow (3:2). The Planning Commission should have the approval authority.

Vice Chairperson Quick would like Mr. Johnston to rewrite the ordinance to include Town Council approval.

Vice Chairperson Quick motioned to table the proposed CR Overlay zoning amendments until additional verbiage is added to include advice from the Town Council on proposed development and/or structures.

Commissioner Cruickshank seconded the motion. The motion passed. (4:1)

Chairperson Walls voted Nay.

Old Business #2 – Other: None.

New Business #1 – Comprehensive Plan Update/Public Engagement Survey:

Peter Johnston prepared a Public Engagement Survey to collect information from the community on the most effective ways to communicate with the public and how to provide

information on the 2010 Comprehensive Plan update for discussion with the Planning Commission.

Vice Chairperson Quick ask for clarification on survey anonymity.

Mr. Johnston included the address of the property on the survey which could identify individuals. This question was included to certify the Town was receiving a broad geographical coverage of the Town Residents.

Commissioner Shilling requested information on the translation program used for the Spanish version of the survey. Commissioner Shilling has been reviewing the Spanish version for the Commission.

Vice Chairperson Quick recommended making Question #16 optional for the address and noted some of the questions are personal.

Commissioner Shilling stated addresses are important to verify if the person lives in the town.

Chairperson Walls commented there are many personal questions.

Commissioner Shilling motioned to accept the survey and make Question #16 for the address optional.

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

Councilperson Johnson noted collecting addresses is protected under the Maryland Law PII. The Town would need to be cautious on collecting address data.

New Business #2 – Tuckahoe Habitat for Humanity: Andrew Hanson and Leslie Brome attended on behalf of Tuckahoe Habitat for Humanity. Currently, the property at 508 Lincoln Street is under construction. The goal is to complete one house per year in the Town.

Tuckahoe Habitat for Humanity owns some other parcels in Denton. The next step is to secure the partner family, financing from USDA, and building the dwelling.

There are no paid staff, and all work is completed by volunteers and the partner family.

Mr. Hanson noted he would love to see the Town install an electric vehicle charging station. It creates a destination for people because they will locate on a map a places to recharge their vehicles. People will come and spend their money.

Mr. Mulrine is currently working on four (4) charging units with Delmarva Power. Two (2) will be placed in the Municipal Parking Lot and two (2) will be placed at the Visitor Center.

Staff Item #1: Staff is currently working on rewriting the Denton Town Code, Chapter 73, Subdivision Regulations, and the Standard Specifications and Details for Public Works Construction. Graphics will be included with the Public Works Specifications.

Staff Item #2: Mr. Mulrine noted setback issues on nonconforming lots for development purposes.

Adjournment: The meeting adjourned at 6:50 p.m.