

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**June 29, 2021**

**Planning Commission Members:**

Doris Walls, Chairperson\*

William Quick\*

Joseph Mayer, Jr.\*

Lauren Shilling\*

Stephen Mead\*

George Schwaeble\*

\* Those Present

\*\* Excused

\*\*\* Absent

**Participants:**

Danny Winborne

Peter Johnston

Jim DiDonato

David Renshaw

**Recording:**

Donna Todd, Planning and Codes

George Bacorn, A/Chief of Police

## PROCEEDINGS

### **Call to Order:**

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on June 29, 2021, at the Denton Town Office. Chairperson Walls lead 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:**

May 25, 2021, Planning Commission Meeting minutes were reviewed and unanimously approved as submitted.

### **Old Business #1 – Other:** None.

### **New Business #1 – Maryland Planning Commissioners Association (MPCA):**

Danny Winborne, MPCA President, provided a brief presentation on the history and purpose of this volunteer board. The Board meets quarterly and is recruiting new members. Mr. Winborne provided a hard copy of his presentation to the Commission Members. This Board provides planning and zoning information through regional and statewide workshops, newsletters, webinars, and the Annual Fall Conference.

### **New Business #2 – Mallard Homes/Trice Meadows Subdivision:**

Jim DiDonato, Mallard Homes, provided a presentation to the Commission for the four (4) proposed home models to be built in the Trice Meadows Subdivision. Mr. DiDonato has contracted with Mr. Robinson to purchase the remaining eleven (11) lots in the forty-nine (49) lot Trice Meadows Subdivision located on Sharp Road. The proposed home models are currently constructed in the Gardens Subdivision and are very similar to the existing homes in the Trice

Meadows Subdivision. Every home has a two-car garage and is energy efficient. Home models can be modified to accommodate ADA requirements or master bedroom and bathroom on the first floor.

Mr. Johnston's discussion included the importance of housing on infill lots and how this housing impacts reducing infrastructure costs through future real estate taxes.

Commissioner Mayer motioned to approve the application for the four (4) home models to be built at Trice Meadows Subdivision. The Applicant may proceed to apply for the building permits for construction.

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

**New Business #3 – Other:** None.

**Adjournment:** The meeting adjourned at 6:35 p.m.