

Denton Planning Commission

Minutes

Town of Denton

September 27, 2022

Planning Commission Members:

Doris Walls, Chairperson*

William Quick**

Stephen Mead* (Attended Virtually)

George Schwaeble*

David Burroughs*

Joseph Mayer, Jr.*

* Those Present

** Excused

*** Absent

Participants:

Tim Glass

Scott Getchell

Donald Mulrine, Jr.

Rick Camacho

Peter Johnston

Recording:

Donna Todd, Planning and Codes

George Bacorn, Chief of Police

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on September 27, 2022, 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:

August 30, 2022, the Regular Meeting Minutes and September 13, 2022, Working Session Minutes were reviewed and unanimously approved.

Old Business #1 – Bartley Concrete/Miracle of Concrete, LLC/Final Site Plan:

Tim Glass, Lane Engineering, LLC, and Rick Camacho presented on behalf of Miracle of Concrete, LLC (Applicant). The Applicant requests final site plan approval to construct an equipment storage/maintenance building and office on property located at the Denton Industrial Park, 85 Engerman Avenue. The site plan reviews by the Town Planner Consultant, Town Engineer Consultant, and Town Forest Conservation Consultant have been completed, and final comments will be addressed.

The final site plan for the building and future development has not changed from the preliminary site plan submittal. The grading plan, site improvements, and stormwater management plan for approval include the future development phase. The Sediment and Erosion Control Plans are under review by Caroline County Soil Conservation District. The final legal agreements for Forest Conservation, Stormwater Management, and Access are scheduled for approval by the Town Council on October 6th. There are no architectural changes from the elevations submitted

with the preliminary plan. A lighting plan has been submitted and provides light safety and security for the site.

No monument sign is planned for the site. A wall sign is planned for the building.

A bicycle rack has been added to the plan.

Fire hydrants currently exist on Engerman Avenue to serve the Industrial Park.

The dumpster area will be fenced and screened with landscaping.

Maryland Department of the Environment (MDE) has determined there are nontidal wetlands on the site, and the nontidal wetlands permit under review.

Commissioner Mayer motioned that the Planning Commission approve the final site plan, contingent upon satisfying all requirements by the Town Staff, Town Engineer, Town Planner, Town Council, Forest Conservation Consultant, and Caroline County Soil Conservation District.

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

Old Business #2 – Other: None.

New Business #1 – Other: None.

Staff Item #1 – Comprehensive Plan Working Session & Updates:

The following working session for the Comprehensive Plan is scheduled for October 11th. The discussion will include the Historic Features and Natural Resources Chapters.

Staff Item #2 – Staff Updates: None.

Adjournment: The meeting adjourned at 6:10 p.m.