

Denton Planning Commission

Minutes

Town of Denton

July 31, 2012

Planning Commission Members:

Doris Walls, Chairperson*
William Quick*
Sue Cruickshank*
Marina Dowdall*
Matt Breedlove
Brian Tyler*

* Those Present
** Excused

Visitors:

Mark Gradecak
Matthew Perry
Bud Walls

Recording:

Thomas Batchelor, Acting Planning Director

For the purposes of clarity the Minutes have been edited for brevity.

PROCEEDINGS

Call to Order:

The regular meeting was called to order by Chairperson Walls at 6:02 p.m., on July 31, 2012, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The June 26, 2012, minutes were approved unanimously.

Old Business #1 – Ordinance No. 644:

Vice Chairperson Cruickshank motioned to forward a positive recommendation to the Denton Town Council for adoption of Ordinance No. 644 Floodplain Ordinance.

The motion was seconded by Commissioner Dowdall and passed unanimously.

Old Business #2 – Sign Ordinance: Mr. Batchelor provided the Commission with the

proposed schedule for the introduction, legal review, and passage of proposed text amendment to the sign ordinance related to commercial centers.

Old Business #3 – SB236 Septic Bill Tier Map: Mr. Batchelor provided an update on

the status of the changes to the map reflecting MDP's and County's comments. The Department has received the final comments and annotations and minor changes to the map are in the process of completion and delivery.

Old Business #4 – 2010 Comprehensive Plan, Chapter 6, “Natural Resources and

Sensitive Areas”: Commissioner Dowdall commented that many of the goals of the Comprehensive Plan have been mandated from the State. Commissioner Quick noted that laws should protect property owners' rights. An example of the impacts of State mandates occurred, including the discussion of the State seizing approximately 20-acres from a Preston farmer for environmental mitigation. Commissioner Quick also cited that there are approximately 2/3 more references in the Comprehensive Plan related to environmental protection requirements or goals, such as nontidal and tidal wetlands, Critical Area, and floodplains, versus the number of goals for the protection of farmland.

1 The Commission recommended that the Town Council include protection of property owners'
2 rights in legislation or as a statement of policy.

3 The Commission will review Chapter 7 & Chapter 8 at the August meeting.

4 **Other Old Business** – None.

5 **New Business #1 –Matthew Perry/Minor Site Plan:** Matthew Perry, owner of 207
6 North 4th Street, was present to make the presentation for the proposed duplex.

7 Commissioner Dowdall motioned to approve the minor site plan for the duplex
8 conditioned upon compliance with stormwater management mitigation requirements.

9 Vice Chairperson Cruickshank seconded the motion, and it was passed unanimously.

10 **New Business #2 –Critical Area Ordinance:** Mark Gradecak made the presentation for
11 the proposed changes to the Critical Area ordinance. Mr. Gradecak explained the grant
12 procedure and reporting requirement. Maryland Department of Planning (MDP) will administer
13 the grant. The Town delivers minutes of Planning Commission or Town Council indicating Mr.
14 Gradecak's attendance to MDP as part of the reporting process to the State. Mr. Gradecak would
15 like the Commission to review the Critical Area Draft Ordinance and submit questions and
16 concerns to the Planning Department. All questions and concerns of the Commission will be
17 collated and sent to Mr. Gradecak for response by the appropriate State agency or party.

18 Mr. Batchelor will forward the draft Critical Area Ordinance to the Commission.

19 **New Business #3 – Other** – None.

20 **Staff Item -Other:** Mr. Batchelor informed the Commission of current projects in the
21 Town. Updates were provided on code enforcement activities related to 106 North 6th Street, 4
22 South 5th Street, and 404 Lincoln Street. Chairperson Walls requested enforcement action or
23 status on sight obstruction located at intersection of 8th and Market Street. Mr. Batchelor will
24 file a complaint and defer to the Property Maintenance Department.

25 Mr. Batchelor informed the Commission of a grant funded project for the installation of a
26 basketball court located adjacent to the Police Station. It was noted the intent by the Town to

1 trade service from the subcontractor for Walmart to complete subgrade preparation in lieu of
2 penalty payments for missing the deadline to open Legion Road per the agreement and approval
3 received from the Town Council.

4 **Adjournment:**

5 The meeting adjourned at 7:05 p.m.