

Denton Planning Commission

Minutes

Town of Denton

January 25, 2022

Planning Commission Members:

Doris Walls, Chairperson*

William Quick* (Attended Virtually)

Stephen Mead*

George Schwaeble**

David Burroughs*

* Those Present

** Excused

*** Absent

Participants:

Donald Mulrine, Jr.

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 January 25, 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.

Election of 2022 Officers:

Doris Walls was re-elected for Chairperson, and William Quick was re-elected for Vice-Chairperson by unanimous vote.

Old Business #1 – Comprehensive Plan Update:

Peter Johnston was unable to attend the meeting. Staff provided a copy of the Municipal Growth Element to the Planning Commission to review for discussion at the Working Session on February 8th.

Chief Bacorn is reviewing Mr. Johnston's information on the public safety portion of the Comprehensive Plan.

Old Business #2 – Other: None.

New Business #1 – Critical Area Ordinance:

Chairperson Walls noted that Page 3 of the Critical Area Ordinance included the RP District. The Planning Commission voted to eliminate the RP District from the next Comprehensive Plan at the November 30, 2021, Meeting.

Mrs. Todd explained that until a zoning amendment is completed to remove the RP District, it remains in the Zoning Ordinance. This zoning amendment to eliminate the RP District will occur after the next Comprehensive Plan is completed.

Chairperson Walls noted that on Page 8 (2) of the Critical Area Ordinance, *Within one (1) year of a building permit issuance, construction shall be commenced on the land so zoned or reclassified. Otherwise, such zoning or Critical Area land use management classification shall revert automatically to its prior classification without notice and public hearing unless extended by the Town Council.* Chairperson Walls questioned if Town Council should be Planning Commission.

Mr. Mulrine will review this for clarification and make any necessary corrections.

Mr. Mulrine explained the Critical Area Ordinance is required to be updated by the Critical Area Commission and staff has been working on the ordinance for the past several months.

Chairperson Walls motioned to approve the Critical Area Ordinance as written.

Commissioner Mead seconded the motion. The motion passed unanimously. (4:0)

New Business #2 – Critical Area Map:

Mr. Mulrine explained the Critical Area Map required an update to coincide with the updated Critical Area Ordinance.

Chairperson Walls motioned to approve the Critical Area Map.

Commissioner Burroughs seconded the motion. The motion passed unanimously. (4:0)

New Business #3 – 2021 Annual Report:

Staff provided the 2021 Annual Report as required by the Maryland Department of Planning for their review and approval.

Commissioner Burroughs motioned to approve the 2021 Annual Report as submitted.

Commissioner Mead seconded the motion. The motion passed unanimously. (4:0)

New Business #4 – Other: None.

Approval of Minutes:

November 30, 2021, Planning Commission Meeting minutes were reviewed and unanimously approved as submitted.

Staff Items #1 – Comprehensive Plan Working Session:

The Comprehensive Plan Working Session is scheduled for Tuesday, February 8, 2022, at 6:00 p.m., to discuss the Chapter 4, Municipal Growth Element.

Adjournment: The meeting adjourned at 6:22 p.m.