

Denton Planning Commission

Minutes

Town of Denton

October 25, 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:

Sean Callahan

Scott Getchell

Richard Bullock

David Renshaw

Peter Johnston

Christine Dayton

Matthew Dahl

Josh Startt

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 October 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.

Approval of Minutes:

September 27, 2022, the Regular Meeting Minutes and October 11, 2022, Working Session Minutes were reviewed and unanimously approved.

Old Business #1 – Sarah & Matthew Dahl – Zoning Text Amendment:

Matthew Dahl provided information regarding the zoning text amendment to allow a microbrewery and restaurant use in the Mixed Industrial (MI) District. The Town Attorney advised the Town Council that there needs to be a Comprehensive Plan Amendment to proceed with the zoning text amendment.

An ordinance submitted by the Town Attorney to update the Mixed Industrial (MI) District in the Comprehensive Plan was provided for the Planning Commission to review before scheduling the Planning Commission Public Hearing on November 29, 2022. In addition, another ordinance was provided for the zoning text amendment.

Mr. Johnston commented on the requirement for consistency between the Comprehensive Plan and Zoning Ordinance as required by the Land Use Article. The Comprehensive Plan Amendment will expand the description in the Comprehensive Plan to assure consistency between the Plan and zoning ordinance. This process will require a Public Hearing by the Planning

Commission on the Comprehensive Plan Amendment. After the Public Hearing, the Planning Commission can recommend the change for the Comprehensive Plan Amendment to the Town Council and the zoning text amendment for the permitted use of the microbrewery and restaurant use in the Mixed Industrial (MI) District.

The Comprehensive Plan amendment and zoning text amendment will be forwarded to the Town Council for consideration of introduction at the December Meeting. After the introduction, both amendments require a Public Hearing by the Town Council in January and may be considered for adoption at the January Meeting.

Chairperson Walls motioned to schedule the Public Hearing for the Comprehensive Plan Amendment at the November 29th Meeting.

The Planning Commission agreed unanimously to proceed with the Public Hearing on November 29th.

Old Business #2 – Other: None.

New Business #1 – Richard & Elizabeth Bullock:

Sean Callahan, Lane Engineering, presented the concept plan on behalf of Richard and Elizabeth Bullock. The concept plan includes one proposed office building for property located at 502 and 506 North Sixth Street, and one proposed retail building for property located at 617 Camp Road.

A 6,000-square-foot building is proposed for Sixth Street, and a 3,400-square-foot building is proposed for Camp Road. Both buildings will have parking lots. An improved access is planned for the Camp Road building and Sixth Street building. Both entrances can access both sites. Shading 20 percent of the parking area is required. A sidewalk will be installed along Sixth Street

to connect to the existing sidewalk. The renovated dwelling on Camp Road will remain and has a separate entrance.

A Board of Appeals Special Exception is required for the combination of residential and commercial use on the Camp Road site.

State Highway Administration is required to approve the entrance and improvements off Sixth Street.

Fire rating between the residential unit and commercial unit is a minimum of 10 feet.

Josh Startt, the Architect, provided an overview of the buildings' elevations, materials, and appearance consistent with the neighborhood.

All loading and unloading will be from the front of the building.

Commissioner Burroughs motioned to accept the concept plan for the two commercial buildings.

Commissioner Mead seconded the motion. The motion passed unanimously. (3:0)

New Business #2 – Other: None.

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

The following working session for the Comprehensive Plan is scheduled for January 10, 2023. The discussion will include the Transportation Chapter. The implementation Chapter discussion will be scheduled for January 24, 2023.

Staff Item #2 – Staff Updates: 7-Eleven has abandoned its site plan. Commerce Drive is moving forward, and a meeting is scheduled with the developers to review the progress.

Adjournment: The meeting adjourned at 6:41 p.m.