

Denton Planning Commission

Minutes

Town of Denton

October 30, 2018

Planning Commission Members:

Doris Walls, Chairperson*

William Quick*

Sue Cruickshank*

Marina Dowdall*

Nicholas T. Iliff, Jr.*

* Those Present

** Excused

*** Absent

Visitors:

Brandon Nier

Joann Redden

Don Mulrine, Jr.

Dale Minner

Sarah Minner Dahl

David Renshaw

Recording:

Derrick Kennedy

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on October 30, 2018, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The August 28, 2018, Planning Commission Meeting minutes were reviewed and approved unanimously as submitted.

Old Business #1 – Other: – None.

New Business #1 – C & N Rentals, LLC: – Brandon Nier (Applicant), co-owner of C & N Rentals, LLC, made the presentation requesting approval for a combination use for one commercial unit on the first floor and two residential units on the second floor. The Applicant has been renting out the two apartments since 2012 and was notified by the Town the apartments were not an approved use by the Town which required a Special Exception by the Board of Appeals.

Commissioner Quick motioned to recommend approval for the Special Exception request for the combination use to include one first floor commercial unit and two second floor residential units for C & N Rentals, LLC, located at 15 South Third Street.

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

Commissioner Dowdall requested to move to New Business #3.

New Business #3 – Chickens: - Sarah Dahl, resident at 423 South Second Street, moving to 406 South Second Street; Joanne Redden, resident at 104 South Second Street; and Dale Minner, resident at 423 South Second Street, made the request to change the zoning regulations to allow chickens in town. These Town residents currently have chickens.

After notification from the Town that chickens were not permitted in Town limits, these residents made a request to the Town Council to change the zoning regulations to allow chickens with restrictions to prevent nuisance complaints from neighbors.

Mr. Minner's interpretation of the Denton Town Code concluded that chickens were allowed. In researching other jurisdiction's zoning regulations, chickens were allowed in neighboring towns with restrictions. His experience is that composting wastes is environmentally friendly.

Ms. Redden provided the Commission with information from Dr. Moyle and Deanna Baldwin from the Maryland Extension Office on poultry. Regulations should include registration of chickens and composting.

Ms. Dahl encourages the Town to adopt regulations similar to Federalsburg's regulations for chickens, add disposal process, and clarify the poultry definition.

Commissioner Quick is concerned about the code enforcement costs associated with allowing chickens in town. Chickens produce manure with high nitrogen content and is potentially dangerous to the environment, especially near critical area water.

The Commission's discussion included amending zoning regulations for Chicken Coops, accessory buildings, minimum setbacks, and minimum lot size requirements need to be established.

Commissioner Iloff motioned to recommend considering a zoning amendment for chickens including the input of the Town Attorney, Town Council, interested parties, and Planning and Codes Department.

Commissioner Dowdall seconded the motion. The motion passed 4:1.

Vice Chairperson Cruickshank voted Nay.

New Business #2 – Walk Your City Signs: - Marina Dowdall made the presentation of the Walk Your City (Denton) campaign. The campaign is designed for small towns to encourage pedestrians to shop and walk the downtown with signage. The Main Street Program has funding to purchase the signage to promote the downtown and the Arts and Entertainment (AE) District. A Public Hearing and survey provided input to create the Main Street signage. The proposed

signage is color coded for services, shopping, and cultural events. This signage is designed to attach to utility posts or lamp posts with zip ties so it is easily removable.

These signs are permitted by the current zoning regulations with the Denton branding logo and considered wayfinding signs. The Denton Main Street branding logo was developed by Arnett Muldrow & Associates as a marketing strategy for promoting Denton. This marketing strategy was also included in the 2010 Comprehensive Plan, and the Denton Main Street branding logo was approved by the Historic and Architectural Review Commission in 2009.

Chairperson Walls motioned to approve the Walk Denton campaign signs.

Vice Chairperson Cruickshank seconded the motion. Motion passed 3:0:2.

Commissioner Dowdall and Commissioner Iliff abstained from voting because they are both members of the Denton Main Street Board.

New Business #4 – Other: Mr. Mulrine provided the Commission with information for the Better Maryland Planning Session on November 1, 2018, in Easton.

Mr. Mulrine attended the MPCA Conference in Gaithersburg and provided updates on the sessions.

Staff Item #1 – Other: Mr. Mulrine provided an update on the Brown property and the Denton Plaza.

There is interest in developing the Gannon parcel.

Staff requested potential dates for a working session with the Town Council in January to discuss the request to allow chickens.

Adjournment: The meeting adjourned at 7:14 p.m.