

Denton Planning Commission

Minutes

Town of Denton

January 27, 2015

Planning Commission Members:

Doris Walls, Chairperson*
William Quick*
Sue Cruickshank*
Marina Dowdall*
Matt Breedlove*
Dean Danielson*

* Those Present
** Excused
*** Absent

Visitors:

Joe Amalfitano
Dave Calloway

Jim Johnson
Terrence Nichols

Recording:

Donald Mulrine, Jr., Town Administrator

PROCEEDINGS

Call to Order:

The regular meeting was called to order by Chairperson Walls at 6:02 p.m., on January 27, 2015, at the Denton Town Office and followed by the Pledge of Allegiance.

Election of 2015 Officers:

Doris Walls was nominated for Chairperson and Sue Cruickshank was nominated for Vice Chairperson.

Approval of Minutes:

The November 25, 2014, minutes were reviewed. The minutes were changed per Chairperson Walls to reflect the name of the business, Busy Bee's Family Daycare, for the special exception application for the daycare located at 1903 Blue Heron Drive. The November 25, 2014, minutes were approved with the requested change.

Old Business #1 – Arts & Entertainment District Expansion:

Commissioner Dowdall did not have any updates at this time and will discuss at the next Planning Commission Meeting in February. A draft resolution for the expansion will be discussed at the Town Council Working Session on Thursday, January 29, 2015.

Old Business #2 – None.

Mr. Mulrine gave the introduction of Dave Calloway, a new member of the Department of Planning and Codes.

New Business #1 - A One Rentals LLC/Special Exception:

Joe Amalfitano made the presentation for his request to resume the use of a vacant duplex located at 810 Market Street. The duplex had been vacant for several years because the property was controlled by an estate. The electric meters were kept on, as well as water and sewer meters remained. The inside of the structure will remain the same. It would be very expensive to convert a duplex to a single family rental unit. This property will not have a negative effect on the neighbors to remain as two

1 apartments. The amount of parking meets the requirements of the Town Code. This property
2 will be a welcome structure to Market Street if its fully occupied with residents instead of a
3 vacant dwelling.

4 Vice Chairperson Cruickshank noted that Mr. Amalfitano removed a tree to
5 accommodate the parking requirements.

6 Commissioner Breedlove confirmed the applicant would not be making any structural or
7 interior alterations.

8 Chairperson Walls clarified the existing steps were replaced.

9 Mr. Amalfitano noted that other improvements include window replacement.

10 Commissioner Dowdall motioned to recommend approval of the Special Exception to the
11 Board of Appeals to resume the multifamily use of the vacant duplex owned by A One Rentals
12 LLC, located at 810 Market Street.

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

14 **New Business #2 - Ordinance 664/Floodplain Ordinance:** Commissioner Quick
15 commented a summary of the amendments would be beneficial in understanding the proposed
16 Floodplain Ordinance amendments.

17 Mr. Mulrine provided an explanation of the proposed amendments recommended by the
18 Maryland Department of the Environment. Amendments were necessary to update the Town
19 Code to meet the FEMA regulations and Flood Map changes.

20 The Town meets the 500 year floodplain in the approvals with Crouse Park.

21 Commissioner Danielson motioned to accept proposed amendments to the Floodplain
22 Ordinance.

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

24 **New Business #3 - Ordinance 665/Semipublic Ordinance & Table of Use Chart:**

25 Chairperson Walls provided an explanation of the proposed revisions in Ordinance 665 for

1 semipublic uses. After researching the Comprehensive Plan, it was noted that semipublic uses
2 were included in the Recreation and Parks (RP) District. The proposed ordinance will include
3 the semipublic uses in the Zoning Ordinance and Table of Use Chart, and be consistent with the
4 Comprehensive Plan.

5 Vice Chairperson Cruickshank asked if this ordinance was created because of the
6 Wesleyan Christian School and believes this site was a mistake in zoning.

7 Mr. Mulrine noted there were other private properties that were zoned RP for the
8 walkable trails.

9 Commissioner Dowdall motioned to forward the amendments for the Semipublic
10 Ordinance 665 to the Town Council.

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

12 Jim Johnson, Executive Director of the School, requested clarification on the proposed
13 ordinance amendments and how it would affect the Wesleyan Camp as opposed to a zoning map
14 change.

15 The church would like to sign a 99 year lease and buy the Wesleyan Christian School
16 property for a church and school.

17 Terry Nichols started his church on the Wesleyan Campground and would like to
18 purchase the Wesleyan Christian School for his church. His church has been approved by the
19 State of Maryland for a food bank. The church plans to open an early childhood program and
20 elementary school at this location in their long range plans. The church plans to purchase the
21 Wesleyan Christian School to provide these needed services to the community if these uses are
22 permitted by the Town.

23 **New Business #4:** None.

24 **Staff Item #1:** Chairperson Walls discussed the purpose of the amendments for the child
25 care provisions will be to meet the State regulations for daycare licensing.

1 Commissioner Dowdall made a motion to recommend amendments to the child care
2 provisions to coincide with the State of Maryland regulations.

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

4 **Staff Item #2:** Mr. Mulrine stated Chairperson Walls and staff are reviewing policies
5 that hinder businesses and residents from meeting objectives to make necessary amendments that
6 will encourage the growth of the Town. Staff is looking for ways to streamline the process to
7 make Denton more user friendly.

8 **Adjournment:** The meeting adjourned at 6:36 p.m.