

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**January 28, 2014**

**Planning Commission Members:**

Doris Walls, Chairperson\*  
William Quick\*  
Sue Cruickshank\*  
Marina Dowdall\*  
Matt Breedlove\*(arrived @ 6:15 p.m.)  
Dean Danielson\*

\* Those Present  
\*\* Excused  
\*\*\* Absent

**Visitors:**

Christian Hampson	Daniel Donovan
Heberto Alanis	Mike Trenergy
Donald H. Mulrine, Jr.	Jeff Powell

**Recording:**

Thomas Batchelor, Acting Planning Director

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

1 PROCEEDINGS

2 **Call to Order:**

3 The regular meeting was called to order by Chairperson Walls at 6:00 p.m.,  
4 on January 28, 2014, at the Denton Town Office and followed by the Pledge of Allegiance.

5 **Election of 2014 Officers:** Doris Walls was nominated and elected for Chairperson.  
6 Sue Cruickshank was nominated and elected for Vice Chairperson.

7 **Approval of Minutes:**

8 The November 26, 2013, minutes were approved as submitted.

9 **Old Business #1 – Other:** None.

10 **New Business #1 – Domino's Pizza:** Andy Kent, Owner of Domino's Pizza, and Kevin  
11 Shearon, DMS & Associates, LLC, Engineer, made the presentation for the relocation of the  
12 Domino's Pizza from the Denton Plaza to property located at 10518 Greensboro Road. Mr. Kent  
13 has leased part of the building from Suppo & Wells Investments, LLC. The minor site plan  
14 request is for an approval for a twenty-four (24) seat restaurant.

15 The MD Accessibility Code and requirement was discussed. Applicant disagreed with  
16 calculation of accessible parking. Staff will review the MD Accessibility Code requirement and  
17 coordinate resolution with the applicant.

18 Erosion & Sediment Control, Forest Conservation, and Stormwater Management  
19 requirements are waived because development impact is predominantly fitting out an existing  
20 structure and disturbance is nominal.

21 Chairperson Walls inquired about the removal of the concrete slab in front of the  
22 building. On a site visit, the slab is low and may create vehicular obstruction. The applicant has  
23 reviewed condition and determined there is no obstruction for parking.

24 Commissioner Dowdall inquired about planting low level vegetation. The existing site  
25 provides inadequate spacing for substantial plantings; however, the applicant has agreed to  
26 install low level vegetation where site conditions permit.

1 Commissioner Quick motioned to approve the minor site plan for Domino's Pizza  
2 conditioned upon requiring low level vegetation, addressing staff comments per the Minor Site  
3 Plan Review, and obtain approvals from other agencies.

4 Commissioner Dowdall seconded the motion.

5 The motion passed unanimously.

6 **New Business #2 – BOP Denton Plaza:** Mike Trenergy, Representative for BOP  
7 Denton Plaza, LLC, made the presentation for the renovations and additions to the existing  
8 Denton Plaza. Mr. Trenergy submitted a concept review in July and submitted the preliminary  
9 site plan for review this month.

10 The renovations to the existing building include demolition of Roses and rebuild with no  
11 increase to the footprint of the shopping center. Approximately 50% or more of the existing  
12 shopping center is to be demolished from Roses to approximately the midpoint of the center.  
13 One tenant will be relocated to accommodate this phase of the renovation. Dominos Pizza is  
14 relocating and China House restaurant is relocating into the former Dominos Pizza tenant space.

15 The proposed signage meets the variance granted by the Board of Appeals.

16 Chairperson Walls made three comments related to the design. Provide enclosed trash  
17 facilities, provide bicycle parking, and demarcate loading areas. Chairperson Walls also made  
18 concerns related to the configuration of the proposed pharmacy located as a stand-alone building  
19 to the Northwest of the site and buffering of the Plaza. The pharmacy is configured with two  
20 frontages and according to Chairperson Walls, is contrary to conditions for another project  
21 fronting Route 404 (Brodie Properties, Dunkin Donuts-Subway). The pharmacy should have one  
22 front entry and sign located to face internally to the parking. The other concern is berming of the  
23 Plaza site along Route 404 located North to South. The applicant was unaware of any  
24 requirements restricting signage on Route 404 elevation of the proposed pharmacy. Staff  
25 indicated that the proposed signage location is consistent with the Town Sign Code. The Town  
26 Code permits signage on a building with two street frontages (Route 404 and Legion Road).

1 Commissioners Dowdall and Quick disagreed with the concern indicating that businesses should  
2 receive adequate and sufficient exposure and visibility.

3 The applicant indicated that there is a significant stormwater feature (drainage channel)  
4 located along Route 404 North to South adjacent the Plaza. A berm is technically unfeasible.  
5 The applicant agreed to provide additional vegetation to buffer plaza.

6 Commissioner Quick questioned whether any potential improvements are to be made for  
7 access to the Plaza. Staff provided a brief history of the development of Legion Road, the  
8 current traffic conditions, and informed the Commission that unless the redevelopment of the  
9 Plaza significantly impacts loading on to Legion Road, the applicant is not required to make  
10 improvements. Staff also provided current plans to extend the hammerhead across from  
11 Walmart on Legion Road to Route 404.

12 Commissioner Quick motioned to approve the preliminary site plan for the Denton Plaza  
13 conditioned upon addressing engineer comments, staff comments, adding bicycle racks, provide  
14 adequate fencing and enclosures, and adding vegetation along Route 404.

15 Commissioner Dowdall seconded the motion.

16 Chairperson Walls abstained.

17 The motion passed 4:0.

18 **New Business #3 – Other:** None.

19 **Staff Item #1:**

20 Staff noted changes to the Commission Member List.

21 **Adjournment:**

22 The meeting adjourned at 6:52 p.m.