

Denton Planning Commission

Minutes

Town of Denton

January 31, 2017

Planning Commission Members:

Doris Walls, Chairperson*

William Quick*

Sue Cruickshank*

Marina Dowdall*

Dean Danielson *

Nicholas T. Iliff, Jr.*

* Those Present

** Excused

*** Absent

Visitors:

Donald H. Mulrine, Jr.

Skip Gardiner

Fred Bradbury

Tim Glass

David Blough

Austin Eckert

Thomas E. Batchelor

Recording:

Derrick Kennedy

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on January 31, 2017, at the Denton Town Office and followed by the Pledge of Allegiance.

Election of 2017 Officers: Doris Walls was elected for Chairperson and Sue Cruickshank was elected for Vice Chairperson by unanimous vote.

Approval of Minutes:

The November 29, 2016, Planning Commission Meeting minutes were reviewed and revised as edited on Page 5, to clarify the original motion for Patuxent Companies preliminary site plan approval for Phase I, Lot 12. The revised minutes were approved unanimously.

Old Business #1 – Patuxent Companies/Final Site Plan:

Austin Eckert, Lane Engineering, made the presentation for the final site plan on behalf of Patuxent Companies, LLC. Mr. Eckert is requesting final site plan approval for proposed improvements at Denton Industrial Park, Lot 12, 75 Engerman Avenue, contingent upon satisfying all engineer's and staff comments.

Mr. Eckert received comments from the Town's engineer and Town staff on the final site plan. Most of the items were minor amendments.

At this time, there is not a signage plan for approval by the Planning Commission. The applicant will submit signage portion at a later date when signage package has been determined.

Chairperson Walls requested confirmation that all comments have been satisfied, and if final site plan approval could be granted.

Mr. Mulrine confirmed Lane Engineering satisfied the engineer's comments.

Chairperson Walls motioned to grant final site plan approval for Patuxent Companies, LLC, located at Denton Industrial Park, Lot 12, 75 Engerman Avenue.

Commissioner Danielson seconded the motion.

The motion passed unanimously. (5:0)

Old Business #2 – Other: None.

New Business #1 – Other: Ordinance No. 683 – Accessory Structures Ordinance is on the Town Council Agenda for consideration of introduction on February 2, 2017. Currently, there are no standards for commercial accessory structures. This ordinance establishes standards for commercial and nonresidential properties, and expands the regulations for residential properties.

Commissioner Quick motioned for Tom Batchelor to draft a support letter for Ordinance No. 683 and forward to the Denton Town Council.

Chairperson Walls seconded the motion. The motion passed unanimously. (5:0)

A discussion on the draft ordinance for conditional use permits included nonconforming commercial structures, setbacks, public open space areas, screening, trees, and Planning Commercial approvals. Tom Batchelor will revise the draft based on Planning Commission's comments.

Chairperson Walls motioned for Tom Batchelor to draft a support letter for the draft conditional use permit (CUPS) ordinance.

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

Staff Item #1: None.

Adjournment: The meeting adjourned at 6:51 p.m.