

Denton Planning Commission

Minutes

Town of Denton

February 24, 2015

Planning Commission Members:

Doris Walls, Chairperson*
William Quick*
Sue Cruickshank**
Marina Dowdall*
Matt Breedlove*(Arrived Late)
Dean Danielson*

* Those Present
** Excused
*** Absent

Visitors:

None

Recording:

Donald Mulrine, Jr., Town Administrator

PROCEEDINGS

Call to Order:

The regular meeting was called to order by Chairperson Walls at 6:00 p.m., on February 24, 2015, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The January 27, 2015, minutes were reviewed and approved as submitted.

Old Business #1 – Arts & Entertainment District Expansion:

Commissioner Dowdall updated the Commission on the draft resolution for the Arts & Entertainment Expansion to be presented at the March Town Council Meeting. The resolution is necessary for the application to include the property tax credit and map revision. Other incentives, such as, the amusement tax abatement and state tax items sold in the district, are required to be acknowledged in the resolution. The application deadline is April 1, 2015. A support letter from Caroline County Commissioners is required for the application. The length of the tax credit is for ten years or until there has been a change in use of the property. If the property is sold and the new owner continues the qualifying use, the tax credit is transferrable. The State is scheduled for a tour in March of the proposed Arts & Entertainment District expansion area to provide comments prior to submitting the application.

Commissioner Dowdall made the presentation and recused herself from the vote.

Commissioner Danielson motioned that the Planning Commission recommend to the Town Council to provide a letter of support for the Arts & Entertainment District Expansion.

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

Commissioner Breedlove abstained from voting.

Old Business #2 - Ordinance No. 665 Semipublic Ordinance & Table of Use Chart:

The Planning Commission signed the resolution recommending a favorable recommendation for the proposed text amendment, Ordinance No. 665, to be forwarded to the

1 Denton Town Council. Ordinance No. 665 is scheduled for a public hearing and adoption at the
2 March 5th Meeting.

3 Commissioner Dowdall motioned to sign the resolution recommending a favorable
4 recommendation for the proposed text amendment in Ordinance No. 665.

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

6 **Old Business #3 - Other:** None.

7 **New Business #1 - Ordinance No. 667 Child Care Ordinance & Table of Use Chart:**

8 The child care text amendment covers a 24 hour day and the word day was omitted in the
9 text amendment. The word day should be amended in the Table of Use Chart also.

10 Mr. Mulrine explained the proposed amendments will be consistent with the requirements
11 of Maryland State Department of Education Child Care Licensing.

12 Commissioner Quick was concerned about the amended definitions.

13 Staff will provide clarification on ordinance amendments.

14 Commissioner Dowdall motioned to forward the Child Care ordinance amendment to the
15 Town Council and staff provide clarification on the hours of operation.

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

17 **New Business #2 - 2014 Annual Report:**

18 The Planning Commission discussed the 2014 Annual Report.

19 Commissioner Danielson motioned to accept the 2014 Annual Report.

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

21 **New Business #3 - Other:**

22 Mr. Mulrine updated the Commission on proposed new projects with developers.
23 Affordable workforce housing is proposed at the former Nuttle Lumber site. A 55+ housing
24 project is proposed for the former Southern States. The developer will pursue grant funding for
25 these infill redevelopment projects with the Department of Housing and Urban Development.

1 The Osprey Properties Group has retained Lane Engineering to design their
2 redevelopment project for the Village Circle Apartments.

3 There is interest in a medical facility to be located in Denton, and some proposed
4 locations were discussed with their representative.

5 Another group of doctors from Easton has expressed interest in a location in Denton and
6 is pursuing possible locations for doctor offices.

7 Mr. Mulrine updated the Commission on the proposed Autozone project.

8 Information for the proposed Caroline County Habitat for Humanity housing project on
9 Gay Street was discussed.

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

11 **Staff Item #1:** The Open Meetings Act Regulations and Responsibilities were discussed.
12 Sue Cruickshank was appointed as the designated representative for the Planning Commission.

13 The Ethics form is required to be completed by all Planning Commission members.

14 **Adjournment:** The meeting adjourned at 7:10 p.m.