

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**February 26, 2013**

**Planning Commission Members:**

Doris Walls, Chairperson\*  
William Quick\*  
Sue Cruickshank\*  
Marina Dowdall\*  
Matt Breedlove\*  
Brian Tyler\*

\* Those Present  
\*\* Excused

**Visitors:**

Christopher Drummond  
Donald Mulrine, Jr.

Rick Van Emburgh  
Jim DiDonato

**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 6:03 p.m.,  
4 on February 26, 2013, at the Denton Town Office and followed by the Pledge of Allegiance.

5 **Approval of Minutes:**

6 The November 27, 2012, minutes were approved amending line 11, page 2.

7 **Old Business #1 – Other/Comprehensive Plan:**

8 Review and discussion of the  
9 Comprehensive Plan continues with Chapter 9, Economic Development postponed to the 3/26  
10 meeting.

11 **New Business #1 – Gardens Land Group, Inc./Concept Plan:**

12 Rick Van Emburgh and  
13 Jim DiDonato made the presentation for proposed changes to The Gardens Subdivision. The  
14 changes include the relocation of four lots in front of Legion Road to the current open space area  
15 and open space area replacing the four lots in front of Legion Road.

16 The open space area will remain at the 15% required with half active open space. The  
17 applicant indicated the primary reason for the proposed change is the reduction of infrastructure  
18 cost. In the proposed change, lots would be located on both sides of Morning Glory Drive,  
19 Southeast. Infrastructure, already planned for lots located to the North, Northeast of Morning  
20 Glory Drive, would be added a minimal cost to the current Open Space, as compared to  
21 constructing infrastructure in the Southwest area (proposed New Open Space Area) adjacent  
22 Legion Road.

23 The stormwater management area will require a waiver to allow the same. The applicant  
24 will seek a waiver during formal site plan approval process.

25 There will be a minimum change in construction removing alleys from the existing  
26 recorded plat. Town Attorney suggested the removal of all alleys from the recorded plat. The  
applicant also agreed to relocate proposed Lot #62 to where Daisy Lane is currently located, and  
Daisy Lane would be removed from the recorded plat.

1           The applicant indicated the propane tank farm is likely to be reduced from the size  
2 currently shown in the plat records. Heating, Ventilation, and Air Conditioning (“HVAC”)  
3 equipment and construction requires higher energy efficiencies and the market demand is for less  
4 propane because of cost instability.

5           Other items discussed included the location of the propane farm, phasing, and fencing the  
6 entrance area, stormwater management area, propane tank farm area, and park area.

7           The Planning Commission supports the proposed changes discussed. The applicant will  
8 make the proposed changes and submit a formal application for site plan review.

9           **New Business #2 –Ordinance No. 651/Microbrewery/Restaurant Ordinance:** The  
10 Commission discussed the Microbrewery Ordinance which is proposed to be allowed with  
11 restaurant uses. The Central Business Commercial (“CBC”) zoning district contains commercial  
12 uses with residential uses within one building. The Planning Commission recommended  
13 removing “residential” from the ordinance to inadvertently restrict microbrewery operation uses  
14 in the CBC zoning districts.

15           Commissioner Quick motioned to forward a positive recommendation to the Town  
16 Council amending the ordinance to delete the use in residential uses.

17           Commissioner Dowdall seconded the motion.

18           The vote passed 3:2. Chairperson Walls and Vice Chairperson Cruickshank voted naye.

19           **New Business #3 – Ordinance No. 652/Sign Ordinance:**

20           The proposed Sign Code revisions are intended to improve the ease of use and  
21 incorporate new standards for signs by religious, civic, and government organizations in any  
22 zoning district. The proposed change reduces the duplication of standards and incorporates sign  
23 sizes into a table format.

24           Vice Chairperson Cruickshank motioned to forward a positive recommendation to the  
25 Town Council amending the sign ordinance.

26           Commissioner Dowdall seconded the motion. The motion passed unanimously.

1           **New Business #4 – 2012 Annual Report:** The Planning Staff discussed the  
2 requirements provided by Maryland Department of Planning (“MDP”) for submission of the  
3 annual report to MDP. MDP standardized the format and is seeking only information on growth  
4 data. The Commission prefers the new format for submittal to MDP, and internally incorporates  
5 other data not required in the MDP submittal. The format for the Town Council, Planning  
6 Commission, and Public is to include the Planning Commission site plan and Board of Appeals  
7 applications, building permit data, and permit construction dollars.

8           Commissioner Dowdall motioned to accept the 2012 Annual Report.

9           Commissioner Quick seconded the motion. The motion passed unanimously.

10          **New Business #5 – Other:** Christopher Drummond was introduced to the Commission  
11 as the new Town Attorney.

12          **Staff Item – Chesapeake Culinary Center/Simplified Site Plan:** Tom Batchelor  
13 updated the Commission on the status of the project.

14          **Election of 2013 Officers:** Doris Walls was re-elected for Chairperson and Sue  
15 Cruickshank was re-elected for Vice Chairperson.

16          **Adjournment:**

17          The meeting adjourned at 8:10 p.m.