

Denton Planning Commission

Minutes

Town of Denton

March 27, 2018

Planning Commission Members:

Doris Walls, Chairperson*

William Quick*

Sue Cruickshank*

Marina Dowdall*

Dean Danielson **

Nicholas T. Iliff, Jr.**

* Those Present

** Excused

*** Absent

Visitors:

Gary Long

Brett Meyers

Don Mulrine, Jr.

Judy Schwartz

Recording:

Derrick Kennedy

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on March 27, 2018, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The February 27, 2018, Planning Commission Meeting minutes were reviewed and approved unanimously as submitted.

Old Business #1 – Choptank Community Health System, Inc./Final Site Plan: – Judy Schwartz, GMB Engineer, made the presentation on behalf of Choptank Community Health System, Inc., requesting final site plan approval for the proposed medical facility to be located at 808 South Fifth Avenue. Gary Long and Brett Meyers, Representatives for Choptank Community Health System, Inc., were also present to answer questions.

The proposed medical facility is 18,615 sq. ft. of enclosed space to be located on 5.6 acres located in the Regional Highway Commercial (RHC) zone. More than 1/3 of the site is undevelopable due to site constraints of floodplains, wetlands, stream buffers, and steep slopes setbacks. This one story medical facility with multiple wings will include many medical services, including dentistry and pediatrics. The site plan includes 117 parking spaces. Stormwater management facilities include four bioswales and two infiltration basins that control the 210 and 100 year storm and utilizes environmental site design practices and best management practices. The tentative schedule is to finalize permits by mid May, start construction by early June, and estimate completion in twelve months.

Caroline Soil Conservation District comments have been addressed and revisions submitted for approval.

Comments from the Town Engineer and Town Staff have been addressed and revisions submitted for approval.

The parking lot lighting has been addressed with the photometric model to show the foot candles on the site and the fixtures are shown to include full cut off (Zero light above the 90 degree plane) with programmable motion response dimming.

Bufferyards are shown and GMB will address previous comments related to the location of the five street trees.

Approvals have been received from the State Fire Marshal and the Town's Forestation Consultant.

The legal agreements which include the Public Works Agreement, the Stormwater Management and Inspection Agreement, and the Forest Conservation Easement have been forwarded to the Denton Town Council for approval and signatures at the April 5th Town Council Meeting.

The Comprehensive Sign Plan is included, and the applicant will be submitting a Board of Appeals application for the sign setback variance of 9 feet off the right-of-way for the monumental sign. The Planning Commission is in support of the sign setback variance request.

Mrs. Schwartz noted the architectural elevation of the building has changed. The roof color has changed from the dark color to the light color which is more environmentally friendly and energy efficient. The roof material is planned to be standing seam metal but if cost prohibitive will be architectural shingles.

Mrs. Schwartz addressed Vice Chairperson Cruickshank's concerns regarding the reduction of lighting for neighboring residences and the site line for the signage and cars exiting the property.

The Healing Garden is integrated with the trail connecting to the Sharp Road Park and will incorporate some benches, landscaping, environmental features, and fountain for clients and community members.

Commissioner Dowdall motioned to approve the final site plan for the Choptank Community Health System, Inc., medical facility conditioned upon satisfying all the comments from Caroline Soil Conservation District and Town Engineer, and pending approval from the Town Council for the legal agreements.

Vice Chairperson seconded the motion.

The motion passed unanimously (4:0).

Old Business #2 – Other: The historic sign that was made for the project is in the final stages and will be forwarded to Choptank for their input.

New Business #1 – Project Updates: Mr. Mulrine provided updates on the Dialysis Center project to be located at the former Rite Aid property next to the Food Lion.

New Business #2 – Other: None.

Staff Item #1 – Rezoning Application: – Billy Seay has submitted a rezoning application for the intent to develop the property on Market Street (former Duffey tract/SHA property). The concept plan includes market rate condos and apartments. Previously, this property was considered for an additional school, but the County decided to locate another school outside of Denton. Billy Seay purchased the property at an auction from the State of Maryland.

This project will enhance the water/sewer lines for Camp Road.

The proposed revision to the Table of Density and Dimensional Regulations, Appendix VIII, was provided for Planning Commission review.

Staff Item #1 – Other: A Joint Meeting with the Town Council has been tentatively scheduled for September 25, 2018, at 6:00 p.m.

Adjournment: The meeting adjourned at 6:45 p.m.