

Denton Planning Commission

Minutes

Town of Denton

March 31, 2015

Planning Commission Members:

Doris Walls, Chairperson*
William Quick**
Sue Cruickshank*
Marina Dowdall*
Matt Breedlove*
Dean Danielson*

* Those Present
** Excused
*** Absent

Visitors:

Brett Meyers

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 March 31, 2015, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The February 24, 2015, minutes were reviewed and approved as submitted.

Old Business #1 – Ordinance No. 667 Child Care Ordinance & Table of Use Chart:

Chairperson Walls clarified Commissioner Quick's question regarding family child care and child care centers.

Commissioner Quick's other concern regarding hours of operation for family child care and child care centers was addressed.

Mr. Mulrine noted that the hours of operation are approved at the State level and are included on the State approved license. All child or adult care centers and family child care providers are required to be approved by Maryland State Department of Education (MSDE). Child or adult care centers would require Planning Commission approval.

Vice Chairperson Cruickshank noted a change for Child Care Center definition to add a comma between private and nonprofit.

Vice Chairperson Cruickshank's concern is allowing child or adult care centers in the residential districts, (SR, TR, MR on the Table of Use Chart) by a conditional approval from the Planning Commission rather than the Special Exception by the Board of Appeals. She is not in favor of this change because day or adult care centers could be a large operation with impacts to the neighboring properties. A conditional use by the Planning Commission is an approved use but a special exception by the Board of Appeals is not an approved use.

1 Commissioner Breedlove also believes the size of operation and hours of operation
2 should be taken into consideration for the approval process and the impact on neighboring
3 properties.

4 Vice Chairperson Cruickshank motioned that the Planning Commission recommend to
5 the Town Council a favorable recommendation for the Child and Adult Care amendments with
6 the change on the Table of Use Chart for Child or Adult Care Centers in the SR, TR, and MR
7 districts to remain as an "E" requiring a Special Exception by the Board of Appeals.

8 Commissioner Breedlove seconded the motion.

9 The motion passed (4:1) .

10 Chairperson Walls voted Nay. Chairperson Walls supports Child Care Ordinance
11 amendments with the Table of Use Chart for Child or Adult Care Centers in the SR, TR, and MR
12 districts as a conditional use "C" as proposed in the amended ordinance.

13 **Old Business #2 - Other:** None.

14 **New Business #1 - Ordinance No. 669 Medical Facilities:**

15 Chairperson Walls discussed the proposed ordinance amendments for medical facilities.
16 The attorney reviewed and changed the ordinance included in the March Agenda packet.
17 Definitions were added on Page 1, and on Page 2, A(1), the minimum lot area of 40,000 square
18 feet was reinstated. Chairperson Walls does not recommend the change on Page 2, A(1) for
19 minimum lot area of 40,000 square feet for clinics under 10,000 square feet.

20 Commissioner Dowdall motioned to accept Ordinance No. 669 for the medical facilities
21 amendments removing on Page 2, A (1) 40,000 square feet minimum lot area.

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

23 **New Business #2 - Other:** None.

24 **Staff Item #1:** Mr. Mulrine discussed another proposed Town Code amendment to
25 Chapter 128, Article VIII, Density and Dimensional Regulations. Proposed changes include

1 adding TR and CBC zoning districts to Chapter 128-109 Minimum lot size, A with SR and MR
2 zoning districts. Another proposed amendment is to Chapter 128-112 Building Setbacks to add
3 ADA ramps and accessories as being exempt from building setback requirements.

4 Staff is requesting a joint Planning Commission and Town Council Meeting to discuss
5 ordinance amendments that will encourage commercial development in late summer or early fall.

6 Development challenges for new businesses were discussed and included sign ordinance
7 amendments.

8 **Adjournment:** The meeting adjourned at 6:55 p.m.