

Denton Planning Commission

Minutes

Town of Denton

April 25, 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.

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 April 25, 2017, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The March 28, 2017, Planning Commission Meeting minutes were reviewed and approved unanimously as submitted.

Old Business #1 – Ordinance No. 684/Site Specific Approval Standards

Tom Batchelor revised the proposed Conditional Use Permits (CUPS) ordinance based on comments from the Town Attorney. The term, “Conditional Use Permits,” was changed to “Site Specific Approval Standards.” This ordinance is scheduled for adoption by the Denton Town Council in May and requires a recommendation from the Planning Commission.

The proposed ordinance allows the Planning Commission to approve conditions for existing developed properties to include parking, bufferyards, vegetation, and nonconforming uses.

Mr. Batchelor changed the noise level from 100 decibels to 65 decibels measured from the street based on the comments from the Town Attorney. Examples of acceptable decibel levels include 40 decibels inside a dwelling and 50 decibels for an office.

Vice Chairperson Cruickshank noted a grammatical error on Page 2, E(2), and recommended a change to delete made by.

Vice Chairperson Cruickshank referred to Page 4, Table §128-196(F)(b), and requested clarification for the setbacks with N/A.

Mr. Batchelor explained there was no modification for the setbacks with N/A.

Vice Chairperson Cruickshank referred to Page 5, F(1)(d) Parking Standards, and recommended a change to buffering which should be parking.

Chairperson Walls motioned to forward a favorable recommendation with the amendments for Ordinance No. 684.

Vice Chairperson Cruickshank seconded the motion.

The motion passed 4:0:1.

Commissioner Quick abstained from the vote due to his late arrival.

Old Business #2 – Ordinance No. 685/Nonconforming Lots of Record

Mr. Batchelor made revisions to include standards for documentation for nonconforming lots of record such as a survey. The other change was procedural for the Infill Appendix regarding setbacks which would be referred to the Planning Commission. The Planning Commission would review the standards of the neighborhood for a determination of reasonable setbacks.

Commissioner Dowdall motioned for a favorable recommendation to the Town Council for Ordinance No. 685.

Commissioner Danielson seconded the motion.

The motion passed unanimously.

Chairperson Walls referred to Page 3 of the March 28th Minutes, and requested an update on the research of the Town Code for clarification of the reference to public lands.

Mr. Batchelor's explanation was Ordinance No. 684 was developed for commercial enterprises and not government entities.

Old Business #3 - Ordinance No. 686/Environmental Standards

Chairperson Walls requested clarification for the reference for good engineering practices.

Mr. Batchelor's explanation was grading. Steep Slopes are graded to deter erosion from the stream or changing the slope to a different direction.

Mr. Batchelor commented that the change to the ordinance was to include an expansion around the steep slope. The stream buffer is 100 feet, and it is measured from the middle of the stream.

Commissioner Danielson motioned for a favorable recommendation to the Town Council for Ordinance No. 686.

Commissioner Dowdall seconded the motion.

The motion passed unanimously.

Old Business #4 – Other - Commissioner Danielson motioned to recommend Ordinance No. 684, Ordinance No. 685, and Ordinance No. 686 be forwarded to the Denton Town Council for adoption.

Commissioner Dowdall seconded the motion.

The motion passed 4:0:1.

Commissioner Quick abstained due to his absence for Ordinance No. 684.

New Business #1 – Other – None.

Staff Item #1 – Other

Mr. Mulrine provided an update on the Billy Seay/Duffey property. This housing project includes market rate driven rentals and is not State subsidized or affordable housing rentals.

The proposed Willows affordable housing project was denied by the State. The only two Eastern Shore counties that received State funding were Queen Anne's County and Wicomico County. The remaining 27 State approved projects were awarded to jurisdictions on the Western Shore.

Mr. Batchelor discussed a property maintenance complaint that was received for a pain management business located at the Power Plaza. Other jurisdictions are experiencing similar problems, and pain management may be connected with drug abuse or substance abuse programs. Currently, there are no violations. Other jurisdictions are developing regulations for these types of medical services.

Mr. Mulrine provided an update on Sharp Road Park and the Crouse Park Visitor's Center.

Adjournment: The meeting adjourned at 6:32 p.m.