

Denton Planning Commission

Minutes

Town of Denton

May 31, 2016

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.

Recording:

Thomas E. Batchelor, Acting Planning Director

PROCEEDINGS

Call to Order:

The regular meeting was called to order by Chairperson Walls at 6:00 p.m., on May 31, 2016, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The March 29, 2016, minutes were reviewed and approved as submitted.

Old Business #1 – Other: None.

New Business #1 – Ordinance No. 679: Chairperson Walls began with Ordinance No. 679, Arts and Entertainment District Expansion update to the Official Zoning Map.

Commissioner Quick requested verification that the St. Lukes United Methodist Church was included in the Arts and Entertainment District.

Mr. Mulrine stated the property is included in the Arts and Entertainment District because the parcel is contiguous to the district.

Commissioner Quick motioned to forward a favorable recommendation to the Denton Town Council to amend the Official Zoning Map to include the Arts and Entertainment District Expansion.

Commissioner Iliff seconded the motion. The motion passed unanimously. (4:0)

Commissioner Dowdall arrived late and was not present for the vote.

New Business #2 – Ordinance No. 680: Chairperson Walls moved to Ordinance No. 680, the inclusion of the Amalfitano Annexation to be updated on the Official Zoning Map.

Commissioner Dowdall motioned to forward a favorable recommendation to the Denton Town Council for Ordinance No. 680 to amend the Official Zoning Map to include the Amalfitano Annexation.

Vice Chairperson Cruickshank seconded the motion. The motion passed unanimously. (5:0)

1 **New Business #3 – Septic Tier Map:** Chairperson Walls moved to the updated Septic
2 Tier Map to be forwarded to the Maryland Department of Planning for a 60 day review.

3 Commissioner Iliff motioned to approve the Septic Tier Map to be forwarded to the
4 Maryland Department of Planning for the 60 day review.

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

6 **New Business #4 – Pizza Empire:** Tom Batchelor provided a brief overview for the Pizza
7 Empire’s proposed location at the former Denton Hardware on Market Street.

8 Town staff is seeking approval from the Planning Commission for an administrative site
9 plan approval for this project. This is a redevelopment project with a change of use from retail
10 commercial store to restaurant use. Impacts for this project include parking and water and sewer
11 allocation. Municipal parking lots are available within walking distance and South 4th Street
12 (adjacent to the proposed use) is to be improved for accessible parking. The restaurant has
13 proposed forty-five (45) seats, a carry out window, and delivery service. This project is required
14 to meet the current building codes, Historic Commission, and Environmental Health Department
15 requirements for the renovations.

16 Commissioner Dowdall motioned to approve an administrative site plan approval by staff.

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

18 **Staff Items:** Mr. Mulrine updated the Commission on the AutoZone project and the street
19 repairs in that area.

20 **Adjournment:** The meeting adjourned at 6:15 p.m.