

Denton Planning Commission

Minutes

Town of Denton

July 28, 2015

Planning Commission Members:

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

* Those Present
** Excused
*** Absent

Visitors:

Tim Glass	W. Andrew Hanson
Donald Mulrine, Jr.	Chris Schall
Joseph Quinn	Kim Schall
Anne Jones	

Recording:

Thomas G. Wilkes, P.E., Town Engineer

1 PROCEEDINGS

2 **Call to Order:**

3 The regular meeting was called to order by Chairperson Walls at 6:01 p.m.,
4 on July 28, 2015, at the Denton Town Office and followed by the Pledge of Allegiance.

5 **Approval of Minutes:**

6 The May 26, 2015, minutes were reviewed and approved as submitted.

7 **Old Business #1 – Other:** None

8 **New Business #1 – Village Circle, LLC/Riverwoods at Denton – Preliminary Site**

9 **Plan:**

10 Andrew Hanson began with the introduction of Tim Glass, Lane Engineering. Mr. Glass
11 made the presentation on behalf of Village Circle, LLC, for the proposed preliminary site plan.
12 The overview of the project included a lot consolidation of four (4) parcels, site improvements,
13 utilities, and ADA compliance for sidewalks and parking area. The site improvements include the
14 renovation of existing apartments and the addition of 36 units with a community center.

15 The water and sewer utilities are available and will connect to a sewer gravity stub in front
16 of the existing units. Additional fill will be transported into the site to elevate the site for
17 constructability. The water main will be extended beyond the development on Fleetwood Road
18 for future connections. Additional fire hydrants will be installed. All infrastructure behind the
19 street will be privately maintained and includes water mains, fire hydrants, and sewer lines.

20 A public sidewalk easement will be provided to extend to Sixth Street. The grading
21 challenges include elevating the first floor of the buildings on the property to collect all site
22 stormwater on-site with no run off to neighboring properties. The stormwater management system
23 is designed to manage, collect, and treat the required volumes for quality and quantity management
24 according to the State requirements. A roof leader system connects into drywells to manage
25 overflow of existing stormwater system.

1 The infrastructure plans have been submitted twice for review by the Town and the Town's
2 engineer to address the technical comments prior to review by the Planning Commission. The
3 applicant is requesting preliminary and final site plan approval.

4 Mr. Hanson submitted request to Delmarva Power for an easement which is currently under
5 review.

6 The Forest Conservation Plan has been reviewed and approved. Since there is enough
7 space for on-site plantings, this may be the alternative to satisfy the requirement instead of the fee
8 in lieu. Parcel 1167 will be used for more plantings and create more buffer areas for the project.

9 AMI is area median income that is provided by the DHDC. Mr. Hanson provided an
10 overview of the affordable housing financing incentives with tax credits and the benefits to the
11 community and renters.

12 Mr. Hanson provided an overview of the renovations to the existing 48 units which include
13 siding, windows, roof, HVAC, appliances, etc., with an estimated cost of \$85,000 per unit. Tenants
14 will be relocated while renovations are under construction.

15 Part of this program requires a thorough criminal and background review of tenants.
16 Existing tenants are required to meet this requirement as part of the application approval process
17 in addition to income verification.

18 Phase III is designed to have a separate entrance for each unit. The Community Center
19 will include a leasing office, maintenance office, computer center, laundry room, party room, and
20 a congregation room for after school activities.

21 Commissioner Dowdall motioned to approve the preliminary and final site plan contingent
22 upon addressing the comments of RVE's July 21st letter and the Delmarva Power easement.

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

24 **New Business #2 – Christopher & Kimberly Schall/Special Exception:**

1 Christopher Schall provided an overview of the proposed project to convert the house at
2 103 South 7th Street to a physical therapy clinic on the first floor and an apartment on the second
3 floor.

4 Mr. Wilkes noted that the combination use requires a special exception from the Board of
5 Appeals. This is the first step for that process.

6 Dr. Wheat's chiropractor business was allowed as a home occupation.

7 The property owner built the home as a single family dwelling and planned for an
8 apartment on the second floor. During construction of the single family dwelling, all electrical
9 outlets and separate plumbing was installed for the kitchen on the second floor for future use.

10 The property is zoned as mixed residential. Apartments are allowed in mixed residential
11 and the physical therapy clinic is permitted by special exception.

12 Anne Jones confirmed the Schalls have a sales contract with the Goods to purchase the
13 property.

14 An ordinance was recently passed that allowed health and dental care clinics in residential
15 districts that are less than 10,000 square feet by Board of Appeals special exception.

16 Parking is shown on the site plan for 12 spaces on the side of the house and 6 in the front
17 of the house. Mr. Schall has three different options for parking to include a right of way on the
18 neighboring property that is also owned by the Goods, purchase of the neighboring property owned
19 by the Goods, and lastly a collaboration with the Brethren Church to put a parking lot across the
20 road for satellite parking.

21 The owner will provide the Schalls with any of the three options to support their application
22 and sale of their home.

23 Eighteen parking spaces are required and are shown on the site plan. One van accessible
24 parking space is required.

25 The landscaping requirement for the parking area is at least 10% of the parking facility.

1 Vice Chairperson Cruickshank noted she is concerned with commercial business
2 enterprises in residential districts. However, this property is a good location for this business
3 because there is a buffer established between the residences behind the parcel and a rental unit on
4 each side of the parcel.

5 Dr. Wheat's chiropractor business is located across the street.

6 Commissioner Quick motioned to forward a favorable recommendation to the Board of
7 Appeals contingent upon an approved parking plan.

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

9 **New Business #3 – Other** – Mr. Mulrine informed the Commission there is a Department
10 of Community Housing and Development housing seminar at the Caroline County Library
11 scheduled for August 20th , 10:00 am – 2:00 pm.

12 **Staff Item #1 – PNC Bank:** PNC Bank will install a vinyl fence. There has been four
13 robberies at this location.

14 Chairperson Walls informed the Commission that in earlier years chain link fences were
15 not permitted because of the rust

16 .

Regional Highway Commercial should allow chain link fences with conditions.

17 **Adjournment:** The meeting adjourned at 7:01 p.m.