

Denton Planning Commission

Minutes

Town of Denton

July 31, 2018

Planning Commission Members:

Doris Walls, Chairperson*

William Quick*

Sue Cruickshank*

Marina Dowdall*

Dean Danielson *

Nicholas T. Iliff, Jr.*

* Those Present

** Excused

*** Absent

Visitors:

Lee Bridgman

Kevin Sills

Don Mulrine, Jr.

Recording:

Derrick Kennedy

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on July 31, 2018, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The May 29, 2018, Planning Commission Meeting minutes were reviewed and approved unanimously as submitted.

Old Business #1 – Denton Plaza Final Site Plan Revision: – Kevin Sills, owner of Mid-Atlantic Real Estate Investments Inc. (Applicant), and Lee Bridgman, McCrone Engineering, made the presentation for the revision to the Denton Plaza major site plan approved in 2014. Mr. Sills is requesting approval to build a 14,913 square foot retail building on the existing pad site next to the Rite Aid Pharmacy.

Goodwill has leased 15,000 square feet of the vacant space in the existing shopping center that was formerly a grocery store. The Applicant plans to have the remaining 10,000 square feet of the vacant space leased in the next 30 days.

The Applicant is acquiring the Brown property next to the Denton Plaza. A road design change will occur with the development of this property with a right turn in and out off Shore Highway (Route 404).

The Applicant has a cross easement with Walmart for additional parking. Ms. Bridgman provided an overview of the revised parking plan for 504 parking spaces onsite. The requirement is 507 spaces. Bicycle parking has been added to the plan.

Commissioner Dowdall motioned to approve the final site plan revisions for Denton Plaza including the comprehensive signage revisions and conditioned upon Caroline Soil Conservation's approval.

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

Old Business #2 – Other: – Nuttle Builders submitted a site plan for review in August.

New Business #1 – Other – Mr. Mulrine provided an update on DHCD and Department of Commerce Opportunity Zone package. The Town of Denton is one of the 149 Opportunity Zones in Maryland. This allows for capital gains investments to be reinvested for projects including residential and commercial real estate development.

New Business #2 – Other: - Mr. Mulrine provided an update on the Choptank Community Health System project. Mr. Mulrine secured \$50,000 from DHCD for the extension of sewer lines for Choptank Community Health System.

Staff Item #1 – Other: Mr. Mulrine provided an update on Caroline Hospice.

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