

Denton Planning Commission

Minutes

Town of Denton

August 27, 2013

Planning Commission Members:

Doris Walls, Chairperson*
William Quick*
Sue Cruickshank*
Marina Dowdall*
Matt Breedlove*
Brian Tyler**

* Those Present
** Excused
*** Absent

Visitors:

Dean Danielson
Donald Mulrine, Jr.
Mike Trenergy

Robert Cheek
Katie Oosterbeek
George Walls, Sr.

Recording:

Thomas Batchelor, Acting Planning Director

For the purposes of clarity the Minutes have been edited for brevity.

1 PROCEEDINGS

2 **Call to Order:**

3 The regular meeting was called to order by Chairperson Walls at 6:00 p.m.,
4 on August 27, 2013, at the Denton Town Office and followed by the Pledge of Allegiance.

5 **Approval of Minutes:**

6 The July 31, 2013, minutes were approved as submitted.

7 **Old Business #1 – Simplified Site Plan Approval:** The Commission directed staff to
8 define the process for administrative approvals at the July 31, 2013, meeting. Commission
9 members discussed the proposed outline for administrative approvals.

10 Commissioner Dowdall motioned to approve the simplified site plan approval process
11 outline provided by staff.

12 The motion was seconded by Commissioner Breedlove. The motion was approved
13 unanimously.

14 **Old Business #2 – Other:** None.

15 **New Business #1 – BOP Denton Plaza, LLC/Concept Plan:** Mike Trenerly,
16 representative for BOP Denton Plaza, LLC, provided an overview of the proposed renovations to
17 the Denton Plaza. Katie Oosterbeek, representative for Bowman Engineering, was present to
18 provide additional comments regarding the site and civil engineering. Mr. Trenerly indicated that
19 the leases have yet to be executed and will not disclose the tenants. However, the types of retail
20 space may be described.

21 The architectural renovations of the shopping center will be similar to and compatible
22 with the Walmart site and will include the addition of two pad sites for a proposed pharmacy and
23 car parts store.

24 A portion of the existing Roses will be demolished and rebuilt, reconfiguring the store
25 front to face Legion Road. Various existing leases are expiring and several tenants are planned
26 to be relocated within the center. YMCA is the only tenant not planned to be relocated or

1 affected by the rehabilitation. During construction, access to all existing stores is to be
2 maintained.

3 New vegetation (trees and shrubbery), as well as, bioretention facilities are planned
4 improvements to mitigate for stormwater. Recycling facilities will remain during construction
5 but may be relocated after completion. Mr. Trenery has acquired access easements from
6 Walmart for truck traffic.

7 Commission Members discussed the traffic pattern and their concerns regarding the road
8 between Walmart and the shopping center and Legion Road. Brodie Properties and Didanado
9 are known to be seeking approvals for extending the road at the stoplight on Legion Road to
10 Route 404 that may help alleviate traffic concerns at Legion Road and Route 404 intersection.

11 The preliminary site plan is planned for this fall, construction is planned to begin next
12 spring, and new stores to open in the fall of 2014.

13 **New Business #2 – Other:** None.

14 **Staff Items:** None.

15 **Adjournment:**

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