

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**August 25, 2015**

**Planning Commission Members:**

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

\* Those Present  
\*\* Excused  
\*\*\* Absent

**Visitors:**

Brian Tyler  
Donald Mulrine, Jr.

Michelle Tyler  
Harry Wyre

**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 6:05 p.m.,  
4 on August 25, 2015, at the Denton Town Office and followed by the Pledge of Allegiance.

5 **Approval of Minutes:**

6 The July 28, 2015, minutes were reviewed and approved as submitted.

7 **Old Business #1 – Christopher & Kimberly Schall/Special Exception:** The Board of  
8 Appeals deferred the Special Exception request until the October Meeting.

9 **Old Business #2 – Other:** None

10 **New Business #1 – Brian Tyler/Tyler Holdings LLC – Board of Appeals Special**  
11 **Exception:** Brian Tyler provided an overview for the restaurant expansion and apartments.  
12 Previously the bank required additional financing for the expansion prior to loan approval. The  
13 allowance of apartments will increase a positive cashflow and be less reliant on the restaurant  
14 cashflow for the expansion.

15 The additional revenue from the apartments will relieve the burden of cashflow from the  
16 restaurant operations. The project's cashflow is dependent on the apartments. Originally there  
17 were two apartments, and the architect created seven units within the allowable space. However,  
18 the Town Code only permits six units in one building.

19 The Fire Marshal is requiring a fire hydrant. Additional water and sewer allocations are  
20 required.

21 The trash removal is twice a week.

22 Parking for the expansion is provided in the municipal parking lots and on street parking.

23 Commissioner Dowdall motioned to forward a favorable recommendation to the Board of  
24 Appeals contingent upon trash removal, water and sewer allocation, and sufficient parking plan.

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

1           **New Business #2 – Other:** Mr. Mulrine would like a Joint Planning Commission and  
2 Town Council Meeting to discuss possible ordinance amendments. Examples given included the  
3 Schall’s application due to an interpretation for new buildings vs. existing buildings and former  
4 West Denton project.

5           The Osprey project is moving forward.

6           There is an Attainable Housing Development proposed for the former Southern States  
7 property. The State eliminated our QAP and the result is to utilize a loan program for this project.

8           Taphouse has been approved by the Health Department.

9           AutoZone will return in October.

10          Rite Aid Pharmacy is moving forward.

11          **Staff Item #1 – Attendance:** Please inform staff if you will not be able to attend a meeting.

12          The Commission requested staff send a letter to Commission Member Breedlove regarding  
13 notification of attendance and requirement of attendance.

14          **Adjournment:** The meeting adjourned at 6:30 p.m.