

Denton Planning Commission

Minutes

Town of Denton

September 25, 2012

Planning Commission Members:

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

* Those Present
** Excused

Visitors:

Donald Mulrine, Jr.

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 6:01 p.m.,
4 on September 25, 2012, at the Denton Town Office and followed by the Pledge of Allegiance.

5 **Approval of Minutes:**

6 The August 28, 2012, minutes were approved unanimously.

7 **Old Business #1 – Ordinance No. 649 - Sign Ordinance:**

8 Mr. Batchelor summarized corrections from the legal comments and incorporated the
9 Planning Commission's comments into the final draft.

10 Vice Chairperson Cruickshank motioned to forward to the Town Council a favorable
11 recommendation for the sign ordinance.

12 The motion was seconded by Commissioner Dowdall and passed unanimously.

13 **Old Business #2 – 2010 Comprehensive Plan/Economic Development:**

14 Vice Chairperson Cruickshank inquired how often market studies were performed. Mr.
15 Mulrine responded that typically, from his experience, the studies are performed 5 – 7 years and
16 commented that the study was a beneficial investment to become aware of where revenue is
17 flowing.

18 The Commission also discussed businesses that are established since the market study,
19 such as the YMCA. Mr. Mulrine also added that additional businesses are researching the area
20 as the new Walmart completes construction.

21 Commissioner Dowdall inquired whether kayak rentals may be established in Crouse
22 Park now, versus when the Crouse Park project is developed. Mr. Mulrine replied that any
23 business activity may and should be pursued to utilize the park.

24 The Commission also remarked that the marketing study indicated tourism should be of
25 lesser focus since the revenue is transient. The study indicated that the Town should focus
26 encouraging retail and other business activities as the base for revenue.

1 **Old Business #3 – Other:** Critical Area Ordinance review and comments to be provided
2 at the October meeting. Mr. Mulrine indicated the Town Council will review the draft ordinance
3 in the October executive session and discuss the impact to the Town’s residences. Two key
4 points of the draft ordinances, the apparent lack of provisions for offset outside of the Critical
5 Area and potential burden on residences with property in the Critical Area were briefly
6 discussed.

7 Commissioner Dowdall asked what agency provides enforcement, does Critical Area
8 Commission provide funding for enforcement, and what consequences for not enforcing the
9 regulations. Mr. Batchelor explained that enforcement is required of the local jurisdiction and
10 may be described as an unfunded mandate. Also, Critical Area provisions are enforced and a
11 property owner is required to meet substantial compliance with the regulations.

12 Commissioner Dowdall also inquired how a property owner is aware of the regulations.
13 Mr. Batchelor indicated property owners are typically made aware when construction activity
14 requires a permit. Also, the majority of property owners, in general, are aware that construction
15 activities trigger permit requirements.

16 **New Business #1 – Ordinance No. 647/Official Zoning Map** – The proposed zoning
17 map includes the rezoning amendments as recommended by the Planning Commission.

18 Commissioner Dowdall motioned to forward to the Town Council a favorable
19 recommendation for the Official Zoning Map.

20 The motion was seconded by Vice Chairperson Cruickshank and passed unanimously.

21 **New Business #2 – Ordinance No. 648/Rezoning Amendment** – The proposed
22 rezoning amendments for the application of Denton Sales and Rentals, LLC, and Superior
23 Rentals, LLC, were previously reviewed in June.

24 Commissioner Dowdall motioned to forward to the Town Council a favorable
25 recommendation for the rezoning amendments.

26 The motion was seconded by Vice Chairperson Cruickshank and passed unanimously.

1 **New Business #3 – Other** – None.

2 **Staff Item –Other** – None.

3 **Adjournment:**

4 The meeting adjourned at 6:53 p.m.