

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**June 30, 2020**

**Planning Commission Members:**

Doris Walls, Chairperson\*

William Quick\*\*\*

Sue Cruickshank\*

Joseph Mayer, Jr.\*\*

Lauren Shilling\*

Stephen Mead\*

\* Those Present at Town Office & by Teleconference

\*\* Excused

\*\*\* Absent

**Participants:**

Tom Davis  
DMS & Associates

Peter Johnston  
Town Planner Consultant

Steven Fortunato  
Bohler Engineering

Donald H. Mulrine, Jr.  
Town Administrator

Katherine Roberts

Marquis Roberts

**Recording:**

Donna Todd, Planning and Codes

Lieutenant George W. Bacorn, Jr.

## PROCEEDINGS

### **Call to Order:**

The Planning Commission Meeting was called to order by Chairperson Walls at 6:09 p.m., on June 30, 2020, at the Denton Town Office, leading everyone in the Pledge of Allegiance.

This Meeting was made available to the public via Zoom Video Conferencing and access to the meeting was made available on the Town website. Public Notice was also posted and published in advance seeking public comments.

### **Approval of Minutes:**

The March 31, 2020, Planning Commission Meeting minutes were reviewed and approved unanimously as submitted.

### **Old Business #1 – Denton RT 404, LLC/Minor Subdivision Plan:**

Tom Davis (Applicant), DMS & Associates Engineer, made the presentation for the final minor subdivision plan on behalf of Denton RT 404, LLC. The Applicant is requesting conditional final minor subdivision approval for two commercial lots located at 1155 Industrial Parkway. The preliminary subdivision approval was granted on November 26, 2019. The Town Engineer has reviewed and approved the subdivision plan and access improvement plan. The Forest Conservation Plan has been approved by the Town Forestation Consultant. The conditional approval will be for securing the required SHA, Caroline Soil Conservation District, and any other agency approvals and signatures to record the final plat.

One commercial lot (Lot 2) is for the proposed 7-Eleven, Inc., and the final site plan presentation will follow this subdivision plan provided by Bohler Engineering. At this time, there

are no development plans for the other commercial vacant lot (Lot 1). The Applicant has been working closely with Bohler Engineering to obtain final approvals for the minor subdivision.

Commissioner Mead motioned to approve the final minor subdivision with the condition that all final signatures and other approvals will be obtained.

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

**Old Business #2 – Denton RT 404, LLC/7-Eleven, Inc./Final Site Plan:**

Steve Fortunato (Applicant), Bohler Engineering, made the presentation via Zoom teleconference, on behalf of 7-Eleven, Inc., requesting conditional final site plan approval for a convenience store and fuel pumps to be located at 1155 Industrial Parkway. Preliminary site plan approval was granted on November 26, 2019.

Several changes to the preliminary plan were required to address all comments from the Town's Engineer and other agencies.

Chairperson Walls noted that the lighting plan does not comply with the Town standards.

The Applicant has revised the lighting plan to comply with the Town standards and will be submitting the revision for review by the Town to be incorporated in the approved final site plan to be submitted for signatures.

Tom Davis, DMS Engineer, provided revised access improvement plans to SHA for approval on behalf of Denton RT 404, LLC.

Mr. Mulrine confirmed with SHA that the revised plans will be approved.

It was noted that the Traffic Study was not completed by the Applicant or 7-Eleven and was completed by Tom Davis.

Commissioner Shilling motioned to approve the final major site plan conditioned upon the approval of revised signage, lighting, and access plans.

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

**Old Business #3 – Other:** None.

**New Business #1 – Katherine Roberts/Minor Site Plan** – Katherine Roberts (Applicant) made the presentation for the proposed minor site plan requesting approval for a change of use and conversion of the vacant unit to a nail salon for property located at 508 South Fifth Avenue, owned by BEGREEN LLC.

The Applicant has been in the nail business for seventeen (17) years and currently lives in Caroline County and has worked in the surrounding area. The business plan includes six to eight pedicure chairs, five to six employees, and a children's area.

Chairperson Walls noted this business does not require major construction renovations.

Commissioner Shilling motioned to approve the minor site plan application for the nail salon located at 508 South Fifth Avenue.

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

**New Business #2 – Other:** None.

**Staff Item #1 – Other:**

Mr. Mulrine noted that staff is working with Peter Johnston on the Comprehensive Plan and will resume with the Planning Commission when the Town's restrictions allow the public at the meetings. The 2020 Census is underway.

Chairperson Walls noted the Maryland Department of Planning email for the Maryland Department of Planning Develops New Models and Guidelines for Housing Elements in Comprehensive Plans, email for the MPCA notification on the Open Meetings Act, and email for the MPCA Virtual Conference that is scheduled for July 29, 2020.

**Adjournment:** The meeting adjourned at 7:00 p.m.