

Denton Planning Commission

Minutes

Town of Denton

February 22, 2022

Planning Commission Members:

Doris Walls, Chairperson*

William Quick*

Stephen Mead*

George Schwaeble*

David Burroughs*

* Those Present

** Excused

*** Absent

Participants:

Donald Mulrine, Jr.

Walter Keith Johnson

Nancy Minahan

Peter Johnston

Recording:

Donna Todd, Planning and Codes

George Bacorn, Chief of Police

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on February 22, 2022, at the Denton Town Office. Chairperson Walls lead 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.

Approval of Minutes:

The Regular Meeting Minutes of January 25, 2022, and the Working Session Minutes of February 8, 2022, were reviewed and unanimously approved as submitted.

Old Business #1 – Other: None.

New Business #1 – 406 Market Street LLC/Denton Restaurant Group, LLC - Minor

Site Plan:

Nancy Minahan made the presentation on behalf of 406 Market Street LLC and Denton Restaurant Group, LLC (Applicant) for the approval of a change in use for property located at 406 Market Street.

The Applicant is requesting a change of use to a restaurant. This property has been vacant due to COVID and was previously occupied by a hair salon and second-floor apartment.

The Applicant is requesting approvals for the following:

- The main house first and second floors are used for the restaurant and office space and main house porch for an outdoor dining area.
- Relocate the main house second-floor apartment to the third floor for a key employee.

- Side building converted into a small plate deli with a bar and outdoor seating area.
- Future improvements to include the conversion of the carriage house to a Farmers Market.

The occupancy of the main house is limited to forty-nine due to the fire sprinkler code. The commercial hood and restaurant equipment will be located in the main house. The side building will open first. The Applicant is scheduled for review by the Liquor License Board in March.

The Applicant was awarded a Restore Grant to help fund this project.

After the Applicant receives the Planning Commission's approval for a change in use for a restaurant, a detailed application will be submitted to the Caroline County Health Department to include commercial kitchen equipment, floors, ceiling, lighting, electrical, and fire code improvements.

Chairperson Walls motioned to approve the minor site plan for the requested change in use per the application contingent on compliance with all Caroline County Health Department regulations, Fire Code regulations, Liquor License regulations, and Building Code regulations.

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

New Business #2 – Other: None.

Staff Items #1 – Comprehensive Plan Working Session & Updates:

The Comprehensive Plan, Chapter 5, Water Resources Element draft, was provided to the Planning Commission. Peter Johnston would like to schedule a Working Session to discuss Chapter 5. This item will be discussed at the next regular meeting on March 29th.

Staff Items #1 – Staff Updates:

The Town of Denton and the Planning Commission will be hosting the Maryland Planning Commissioners Association (MPCA) Meeting at the Visitor Center. The date is undetermined.

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