

Denton Planning Commission

Minutes

Town of Denton

June 28, 2022

Planning Commission Members:

Doris Walls, Chairperson*

William Quick*

Stephen Mead*

George Schwaeble**

David Burroughs* (Attended Virtually)

Joseph Mayer, Jr.*

* Those Present

** Excused

*** Absent

Participants:

Donald Mulrine, Jr.

Robyn Ritter

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 June 28, 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:

April 26, 2022, the Regular Meeting Minutes, and May 10, 2022, the Working Session Minutes were reviewed and unanimously approved.

Chairperson Walls moved to New Business #2, Critical Area Amendments.

New Business #2 – Ordinance No. 735/Critical Area Amendments:

The Critical Area Commission provided mandated updates to the Town for the Critical Area Program from the last legislative session. Staff drafted Ordinance No. 735 with the required amendments to the Critical Area Program.

Commissioner Mead motioned for the Planning Commission to approve the amendments in Ordinance No. 735 for the Critical Area Program.

Mr. Mayer seconded the motion. The motion passed. (4:0:1)

Vice Chairperson Quick abstained.

There was discussion on recreational marijuana and medical marijuana.

Old Business #1 – Comprehensive Plan/Housing Element:

Peter Johnston provided a PowerPoint presentation on the Housing Element in the Comprehensive Plan. Since the conditions for the Housing Element have not changed, there are few changes to the update of the Housing Element.

Denton's goal is to provide opportunities for safe, decent, and affordable housing for all citizens. The key objectives to address the community's housing needs are supporting private and public initiatives to provide affordable housing and maintain existing housing.

Current sales data indicates that Denton and Caroline County housing prices are lower than those of surrounding counties.

The Land Use Article of the Annotated Code requires the Housing Element to address workforce and low-income housing. The workforce, low-income, and affordable housing criteria are based on the Department of Housing and Urban Development Area Median Income. Based on this criterion, over half of the population in Denton qualifies for the need of affordable housing.

Housing needs for the community also include the homeless, transitional, group housing, and halfway housing. Ensuring appropriate locations for these housing types will need to be addressed in the Zoning Code permitted uses.

Old Business #2 – Other: None.

New Business #1 – Robyn's Cay Alcohol & Tobacco LLC:

Robyn Ritter (Applicant) made the presentation for a liquor store to be located at the Power Plaza, 601H North Sixth Street, Denton. The Applicant has signed a lease with the property owner for five years. The property owner has contacted other businesses at the Power Plaza, and there are no objections to this new business. The Applicant has applied for a liquor license. The Applicant plans to have a security door attendant that will card people at the door, and no one under 21 years of age is allowed in the liquor store.

At a later date, the Applicant plans to sell some food items and will seek Caroline County Health Department approval. In addition, the refrigeration unit for the prepackaged food will need to be approved by the Health Department.

The Applicant will sell tobacco products.

Chairperson Walls motioned that the Planning Commission approve the liquor store conditioned upon a person on the premises to regulate admittance of 21 and over at peak times, Caroline County Health Department approval of food items, and the Planning Commission shall review any recreational license.

Mr. Mead seconded the motion. The motion passed unanimously. (5:0)

New Business #3 – Other:

None.

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

Two working sessions for the Comprehensive Plan were scheduled for September 13th and October 11th.

Staff Items #2 – Staff Updates:

The MPCA Regional Workshop is scheduled for July 14th.

Adjournment: The meeting adjourned at 6:51 p.m.