

Denton Planning Commission

Minutes

Town of Denton

July 26, 2022

Planning Commission Members:

- Doris Walls, Chairperson*
- William Quick*
- Stephen Mead*
- George Schwaeble*
- David Burroughs*
- Joseph Mayer, Jr.*

* Those Present

** Excused

*** Absent

Participants:

- | | |
|------------------------|----------------------|
| Andy Bartley (Virtual) | Albert Retowsky, Jr. |
| Donald Mulrine, Jr. | Albert Retowsky, III |
| Peter Johnston | Sean Callahan |
| Rick Camacho | George Bailey |
| Kevin Shearon | Sherman McDonald |
| Brenda Jarvis | Joe Thompson |
| Patricia Calloway | |

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 July 26, 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:

June 28, 2022, the Regular Meeting Minutes were reviewed and unanimously approved.

Old Business #1 – Other: None.

New Business #1 –TRAAD, LLC/Minor Site Plan:

Albert Retowsky, Jr., (Applicant) made the presentation requesting approval to construct a four (4) unit multifamily dwelling at 202 North Sixth Street, Denton. The Applicant has revised the site plan to meet the parking requirement of 9' x 20' as noted in the review comments. A driveway will access the property off of Lincoln Street. The revised site plan has been updated to include the additional landscaping, as noted in the review comments.

Vice Chairperson Quick motioned that the Planning Commission approve the minor site plan for the four (4) unit multifamily dwelling for the property located at 202 North Sixth Street, contingent upon the parking and landscaping being revised to meet the Town Code.

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

New Business #2 – Bartley Concrete/Miracle of Concrete, LLC/Preliminary Site Plan:

Sean Callahan, Lane Engineering, LLC, and Rick Camacho presented on behalf of Miracle of Concrete, LLC (Applicant). The Applicant requests approval to construct an equipment

storage/maintenance building and office on property located at the Denton Industrial Park, 85 Engerman Avenue. The site plan includes a 70' x 70' building, parking, and stormwater management on Lot 11 at the Denton Industrial Park. This site will house its Eastern Shore operation with 20 employees. The proposed Phase II will be for future growth. MDE is regulating the ditches and designated them as nontidal wetlands. A 25' wetland buffer is required from the ditches, and a permit has been requested from MDE for the stormwater outfalls.

Commissioner Mead motioned that the Planning Commission approve the preliminary site plan for the equipment storage/maintenance building and office at 85 Engerman Avenue.

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

New Business #3 – Denton Project, LLC/Preliminary Subdivision Plan:

Kevin Shearon, DMS & Associates, LLC, presented on behalf of George Bailey, Denton Project, LLC (Applicant). The Applicant is requesting preliminary subdivision approval for a 44-unit townhouse development to be located at 812 Camp Road. The Denton Town Council approved the water and sewer allocations for the subdivision. Due to the environmental analysis and the intermittent stream and wetlands, the property was not maximized for the density allowing 88 units. The parking provided exceeds the 110 spaces allowing for 21 overflow spaces. Drainage easements are for underground piping and ditches without fences. The proposed Phase II area is for future single-family dwellings.

Mr. McDonald, Resident at 710 Camp Road, is concerned about the additional traffic impacts and safety.

Ms. Jarvis, Resident at 722 Camp Road, is concerned about the other development impacts on Camp Road.

Mr. Bailey provided additional information on the subdivision's targeted sales group, workforce housing, and the price point for the homes has not been established due to rising interest rates.

Vice Chairperson Quick addressed the environmental concerns that are required to be approved by the State of Maryland Department of the Environment. In addition, this subdivision is required to be reviewed and approved by all regulatory State agencies and meet the Town of Denton laws and regulations.

Mr. Johnston addressed the traffic concerns for excessive speeds does not indicate a level of service issue for Camp Road but a road design issue. This subdivision will generate an additional 44 vehicles on Camp Road at the peak hour of traffic and would not likely decrease the current road level of service. A traffic impact study will show no significant traffic impact. The solution to the excessive speeds may be to retrofit some traffic calming road designs and upgrade enforcement.

Vice Chairperson Quick recommended the Camp Road Residents address the traffic concerns with the Town Council and Developer for a solution to current conditions.

Chairperson Walls addressed concerns for Phase II for single-family dwellings. No plan has been submitted for the proposed Phase II, nor is the Applicant requesting approval for Phase II.

Vice Chairperson Quick noted the Planning Commission could not disapprove a subdivision that meets all regulatory State and Town laws.

Mr. Thompson, Resident of 726 Camp Road, requested clarification on the traffic impacts. Other concerns were the intersection at Camp Road and Sixth Street in the vicinity of the Bullock's Store, where cars entering onto and exiting from Camp Road impede traffic.

Chief Bacorn stated Sixth Street is a State Road regulated by the State.

Mr. Mulrine addressed the Sixth Street and Camp Road intersection concerns stating the Town had designed a plan to square the intersection and install a traffic light. However, MDOT denied the plan because it did not meet traffic warrant standards, including crash data.

The Applicant has contacted the Post Office about the cluster boxes, and trash areas were noted.

Mr. Johnston noted the Planning Commission allowed the Applicant to narrow the road pavement that crosses the stream, and there is a minimum wetland 50' buffer with forest cover.

Ms. Calloway, Resident at 726 Camp Road, expressed concerns about the environmental impacts.

Mr. Shearon addressed the environmental concerns that the layout of the subdivision was dictated by the environmental analysis that included a Forest Stand Delineation, Wetlands Delineation, and a blue line stream mapped by MDE that required a wider buffer. In addition, he added, there is a trail system designed along the stream and crosses over the stream back to the park.

Vice Chairperson Quick motioned that the Planning Commission approve the preliminary subdivision plan subject to all checklist items being satisfied before requesting approval for the final subdivision plan.

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

Vice Chairperson Quick recommended the Applicant meet with the community to discuss the fence and other items of concern.

New Business #4 – Other:

None.

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

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

Staff Items #2 – Staff Updates:

The 39th Annual MPCA Conference is scheduled for October 25-26.

Adjournment: The meeting adjourned at 7:09 p.m.