

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**July 27, 2021**

**Planning Commission Members:**

Doris Walls, Chairperson\*

William Quick\*\*

Joseph Mayer, Jr.\*

Stephen Mead\*

George Schwaeble\*

\* Those Present

\*\* Excused

\*\*\* Absent

**Participants:**

Kevin Sills

Annaliese Long

Bill Warnock

Walter Keith Johnson

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 July 27, 2021, 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 29, 2021, Planning Commission Meeting minutes were reviewed and unanimously approved as submitted.

### **Old Business #1 – 5001 SHR, L.C./Mid-Atlantic Real Estate Investments, Inc. – Major**

#### **Final Subdivision Plan:**

Bill Warnock, McCrone Engineer, presented the major final subdivision plan on behalf of Kevin Sills (Applicant), Owner of Mid-Atlantic Real Estate Investments, Inc.

The Applicant is requesting approval for a four (4) lot commercial subdivision of a 7.44-acre parcel. At least one building is proposed for each lot.

A joint access and parking agreement has been recorded for the entire site.

The site plan includes 326 parking spaces over the entire site, and 311 parking spaces are required.

There are three (3) entrances to Denton Plaza II from the existing Denton Plaza I site. An entrance is currently cut in from Industrial Parkway to access Denton Plaza II, and a second entrance is planned to be cut in from Industrial Parkway. The traffic can access both Denton Plaza I and II from all access entrances.

Lot 2 for Popeyes is a fee simple sale, and Lot 1 for the Aldi Store is a long-term lease.

The Applicant, Mid-Atlantic Real Estate Investments, Inc., the landlord, and property owner, is responsible for maintaining the main spine road through Denton Plaza I and II. In addition, the new pumping station will be maintained by the Applicant.

Plans are currently under review from Caroline Soil Conservation District and State Highway Administration.

Commissioner Mayer motioned for a conditional final subdivision approval for the four (4) lot major commercial subdivision and authorized the Planning Commission Chairperson to sign the revised final record plats after all outstanding items are addressed.

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

**Old Business #2 – 5001 SHR, L.C./Mid-Atlantic Real Estate Investments, Inc. – Major**

**Final Site Plan:**

Kevin Sills (Applicant), Owner of Mid-Atlantic Real Estate Investments, Inc., requests final site plan approval for Denton Plaza II. The proposed site development of the four (4) lot subdivision will include a Popeyes Restaurant and Aldi Retail Store.

The entire Denton Plaza II site includes eighteen (18) compact parking spaces, approximately 6% of the entire site. The Denton Town Code allows 20% of total parking spaces for compact parking spaces. Denton Town Code design requirements for compact parking spaces are 7 ½ feet x 15 feet, and regular parking spaces are 9 feet x 20 feet. The proposed compact parking spaces are 8 ½ feet by 18 or 20 feet and significantly larger than the minimum Town Code requirement.

All the drive aisles are 24 feet wide.

State Highway Administration requires a stop sign for the Popeye's exit.

There was discussion on the Aldi Store cart return and location. The Applicant will verify the cart return location.

Councilman Johnson verified the parking on the site plan is sufficient, and the second access entrance has received preliminary approval from the State Highway Administration (SHA). The Applicant is required to apply for an SHA permit before construction.

Commissioner Mayer motioned to grant conditional final site plan approval for the Denton Plaza II Major Site Plan, Aldi Site Plan, and Popeyes Site Plan and authorize the Planning Commission Chairperson to sign the final site plan with the condition to apply for all applicable building permits and obtain SHA approval.

Commissioner Schwaeble seconded the motion. Motion passed unanimously. (4:0)

**Old Business #3 – Comprehensive Plan Update:**

Peter Johnston, Town Planner, discussed the draft agenda for the Joint Town Council and Planning Commission Working Session scheduled for September 27, 2021. The presentation for the Working Session includes a review of the legal requirements for a Comprehensive Plan, an outline of public engagement strategies, and an outline of the objectives, goals, and policies of the Planning Commission and Town Council.

Questionnaires for focus groups will vary according to the stakeholders.

The Housing Element has been updated to include the percentage of workforce and low-income eligible population.

The Town of Easton has added the Missing Middle Housing into their permitted uses in their Zoning Code in a draft form. These include duplexes, triplexes, fourplexes, and cottage courts in areas for single-family housing.

Mr. Johnston will forward the link to the Smart Growth Missing Middle Housing recorded webinar to the Planning Commission.

**Old Business #4 – Other:**

None.

**New Business #1 – Other:**

None.

**Staff Items #1 – Other:**

Reminders for the Joint Working Session on September 27 and October 25 and the 38<sup>th</sup> Annual Maryland Planning Commissioners Association Conference on October 26 and October 27.

**Adjournment:** The meeting adjourned at 7:05 p.m.