

Denton Planning Commission

Minutes

Town of Denton

March 28, 2023

Planning Commission Members:

William Quick, Chairperson*

David Burroughs, Vice Chairperson*

Doris Walls*

Stephen Mead**

Kevin Waterman*

Joseph Mayer, Jr.*

* Those Present

** Excused

*** Absent

Participants:

Tom Davis

Scott Getchell

Donald H. Mulrine, Jr.

Chris Breeding

Peter Johnston

Kevin Sills

William Warnock

Kevin Shearon

George Bailey

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 Quick at 6:00 p.m., on March 28, 2023, at the Denton Town Office. Chairperson Quick 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:

February 28, 2023, the Regular Meeting Minutes, and March 14, 2023, the Working Session Minutes were unanimously approved.

Old Business #1 – Mill Creek Properties, LLC – Final Site Plan:

William Thomas Davis, Jr., DMS Professional Engineer, presented on behalf of Chris Breeding, Applicant and Owner of Mill Creek Properties, LLC. The Applicant is requesting conditional final site plan approval for a 60,000 sq. ft. commercial building with a small office and a 12,500 sq. ft. building for future expansion located at the Denton Industrial Park, 75 Engerman Avenue, Lot 12.

The Applicant provided 31 future parking spaces as required by the Planning Commission in addition to the existing 35 spaces approved at the preliminary site plan review.

Additional review comments from the Town Consultants were received last week for the final site plan are being addressed. The Applicant is requesting conditional final site approval contingent upon these final review comments being addressed.

The Applicant is requesting a fee in lieu of the Forest Conservation requirement.

Minor comments were received from the Caroline Soil Conservation District and will be addressed.

The Nontidal Wetland Buffer Permit required by the Maryland Department of the Environment is under review.

A bicycle rack will be added as required by the Town Code.

The legal agreement is scheduled to be approved by the Town Council on April 6th.

Vice Chairperson Burroughs motioned to approve the final site plan for the warehouse and office building at 75 Engerman Avenue conditioned upon addressing all comments from the Town Planner, Town Engineer, and Town Staff and subject to all other required approvals from the Town Council, Maryland Department of the Environment, and Caroline Soil Conservation District.

Commissioner Waterman seconded the motion. The motion passed unanimously. (5:0)

Old Business #2 – Other: None.

New Business #1 – 920 Market LLC – Preliminary Site Plan:

William Warnock, McCrone Engineering, presented the preliminary site plan on behalf of the Applicant, Kevin Sills, 920 Market LLC. The Applicant is requesting preliminary site plan approval for an office building at 920 Market Street.

The comments received from the Town Planner and Town Engineer are being addressed, including the landscaping. This project will have an additional access entrance onto the State Road, and the plans are currently under review by the State Highway Administration. No comments have been received from Caroline Soil Conservation District.

The Applicant has been working with the State of Maryland GSA for three years to relocate the Department of Human Services to this site.

The fire hydrant is located across the street, and the building has a planned fire pump.

The Town Planner is satisfied that the shading is appropriate by modeling the shade effect.
The parking is sufficient for the office building.

Commissioner Waterman motioned to approve the preliminary site plan for the office building at 920 Market Street conditioned upon addressing all comments from the Town Planner, Town Engineer, and Town Staff and subject to all other required approvals from the State Highway Administration and Caroline Soil Conservation District.

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

New Business #2 – Denton Project LLC – Concept Plan:

Kevin Shearon, DMS Engineer, presented on behalf of the Applicant, George Bailey, Denton Project LLC. The concept plan for a 67-lot, single-family residential development is adjacent to the 44-unit townhouse subdivision, which received preliminary subdivision approval on July 26, 2022. The single-family subdivision will connect to the townhouse subdivision with the primary access off Camp Road.

The wetlands between the two properties will be preserved. Forest Conservation will occur in this location and some off-site.

Three lots did not meet the minimum of 7500 square feet. Those lots will be adjusted to meet the minimum of 7500 square feet.

A bufferyard is required between the residential and industrial zones. A 25-foot buffer will be added to meet this requirement.

The secondary emergency access proposed on the easement access should be full access.

The Applicant is requesting comments for phasing the townhouses with the single-family homes. The proposed plan is to build four sections of the townhouses, the new road, and infrastructure off Camp Road with some single-family homes.

The Commission prefers connectivity from Market Street to Camp Road.

New Business #3 – Denton Project LLC – Preliminary Subdivision Extension:

Kevin Shearon, DMS Engineer, requested a six-month extension for the preliminary subdivision plan for the Applicant, George Bailey, Denton Project LLC. The 44-unit townhouse subdivision received preliminary subdivision approval on July 26, 2022.

Commissioner Walls motioned to grant a six-month extension to submit a final subdivision plat expiring October 26, 2023.

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

New Business #4 – Ordinance No. 742 – Nonconforming Situations:

Mr. Johnston provided an overview of the revisions to the proposed nonconforming ordinance amendments. These revisions address the Town Attorney’s concerns about high-density projects.

The revisions may allow for one additional unit after addressing off-street parking and other zoning requirements for infill and redevelopment projects.

The amendments were discussed at the March Working Session, and the Planning Commission recommended the revisions to the proposed Ordinance No. 742.

The amendments proposed will allow the Planning Commission discretion to allow housing other than the single-family detached dwellings if it is currently permitted in the district and streamline the process.

Commissioner Waterman motioned to forward Ordinance No. 742 for the nonconforming situations providing the Planning Commission flexibility to approve projects to the Town Council for introduction and adoption.

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

New Business #5 –Ordinance No. 743 – Multifamily Housing:

Commissioner Waterman motioned to forward Ordinance No. 743 for the multifamily housing to the Town Council for introduction and adoption.

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

New Business #6 –Other: None.

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

Peter Johnston provided an update on the completed draft of the Comprehensive Plan to be discussed at the April 11th Working Session. A timeline to distribute the draft to the Town Council, the public, and other agencies will be determined at the Working Session.

Staff Item #2 – Staff Updates: None.

Adjournment: The meeting adjourned at 6:48 p.m.