

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**April 25, 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:**

Ryan Showalter

Scott Getchell

Donald H. Mulrine, Jr.

Peter Johnston

**Recording:**

Donna Todd, Director of 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 April 25, 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:**

March 28, 2023, the Regular Meeting Minutes were unanimously approved, and the April 11, 2023, the Working Session Minutes were amended to add Scott Getchell and unanimously approved.

### **Old Business #1 – Ordinance No. 742 – Nonconforming Structures:**

The Town Attorney amended Ordinance No. 742 per the comments of the Town Council upon introduction on April 6<sup>th</sup>. The provisions for the infill and redevelopment of nonconforming lots were deleted. This amended ordinance is scheduled for a Public Hearing and, if approved, adoption by the Town Council on May 4, 2023.

### **Old Business #2 – Infill & Redevelopment/Nonconforming Lots Ordinance:**

A separate ordinance was created for the portion of Ordinance No. 742 that was deleted for discussion by the Planning Commission. The changes include making eligible lots that predate the adoption of the 2010 Zoning Ordinance, capping the additional dwelling unit to allow one, and defining the geography to the older neighborhoods.

Commissioner Waterman suggested amending Section 3, B, Applicability, by adding subsection b (1) with the language in B (2) to eliminate any contradiction.

Chairperson Quick recommended scheduling a Working Session with the Town Council before proceeding with the proposed zoning ordinance amendments. This Working Session, which should include the Town Attorney, presents an opportunity for the Planning Commission to outline the planning objectives achieved through infill and redevelopment. Then, after a consensus is reached with the Town Council, proposed amendments can proceed.

Mr. Johnston recommended scheduling a Joint Working Session with the Town Council to discuss the rationale for these zoning amendments relating to the Comprehensive Plan. The Comprehensive Plan's visions, goals, and objectives include infill and redevelopment, streamlining the process, and addressing nonconforming lots' development issues.

The objective of the Working Session goal is to reach a consensus on how best to implement the recommendations of the Comprehensive Plan and Planning Commission's role therein.

Commissioner Waterman recommends including the Town Attorney in the Working Session.

The consensus of the Planning Commission was to table any drafting of ordinance amendments until after the Working Session.

**Old Business #3 – Other:** None.

**New Business #1 – Mid-Atlantic Real Estate Investments, Inc.:**

Ryan Showalter presented on behalf of Kevin Sills, Owner of Mid-Atlantic Real Estate Investments, Inc., for a revised Comprehensive Sign Plan. The revisions are included in Appendix "C" for the Dairy Queen located at the Denton Plaza Shopping Center. The new signage includes signage over the front door and a free-standing sign.

Commissioner Waterman motioned to approve the master Denton Plaza Comprehensive Sign Plan dated March 1, 2023, for Denton Plaza.

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

**New Business #2 – Other New Business:**

Ordinance No. 746, a temporary moratorium on the processing and approving applications for recreational cannabis, will be introduced at the May Denton Town Council Meeting. The passage of House Bill 556 and Senate Bill 516 legalizing the sales of recreational marijuana takes effect July 1, 2023. The moratorium term of twelve (12) months will allow time to provide any revisions to the updated Comprehensive Plan and Zoning Ordinance necessary to implement the new regulations for the three components.

Three components of the cannabis industry, growing, production, and sales (recreational or medicinal use), will need to be addressed in the Zoning Ordinance.

Commissioner Waterman stated that cannabis sales should not be treated differently than any other retail sale use in the Table of Use Regulations.

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

Peter Johnston provided an update on the completed draft of the Comprehensive Plan. Revisions discussed at the April 11<sup>th</sup> Working Session are underway. He recommended a Joint Working Session with the Town Council after the Planning Commission approved the revised draft. Copies of the draft will be provided, and the Planning Commission will be polled concerning the need for another Planning Commission Working Session before the proposed Joint Workshop. Staff will contact the Town Council regarding availability to attend a Working Session on Tuesday, June 13<sup>th</sup>, at 6:00 p.m.

**Staff Item #2 – Staff Updates:** None.

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