

*June 1, 2023*

**Regular Meeting**

*Mayor McNinch called the Regular Meeting of the Denton Town Council to order at 6:00 PM on this date, leading everyone in the Pledge of Allegiance to the Flag.*

*Invocation was given by Pastor Don Reynolds, Calvary Baptist Church.*

*Mayor McNinch thanked everyone for coming and asked that the record reflect that all Councilmembers were present.*

*Councilman Taylor made a motion to approve the minutes of the May 4, 2023 Regular Meeting and the May 15, 2023 Working Session as presented; seconded by Councilman Johnson, passing unanimously.*

**Public Hearing**

**Ordinance #746 – Cannabis Moratorium**

*Mayor McNinch opened a public hearing at 7:02 PM to receive public comments on Ordinance #746 - An Ordinance of the Denton Town Council establishing a temporary moratorium on the processing and approval of applications, site plans, and permits for the location, construction and/or operation of businesses engaged in the manufacture or sale of cannabis for recreational or medicinal use within the town for a period of twelve (12) months in order to allow the Town to complete the adoption of a revised Comprehensive Plan and such other legislation to plan for and implement certain restrictions on the circumstances under which such businesses may locate in Town to promote the public health, safety, and welfare.*

*Mayor McNinch asked for comments from the State: there were none*

*Mayor McNinch asked for comments from the County: there were none*

*Mayor McNinch asked for comments from the Council:*

*Councilman Johnson mentioned having received communications about twelve months verses complying with the law that states for six months.*

*Mayor McNinch shared that the Town has been working on updating the Comprehensive Plan for a long time now, and that this will allow the opportunity to review the new state law coming into effect.*

*Mayor McNinch asked for comments from the Public:*

*Ms. Kia Pierce, resident of Caroline County, spoke about the legislation that has been adopted; licensing requirements and the length of time before the State completes the regulations and starts accepting applications. Ms. Pierce shared that she would like to see the Town and the County be open-minded and join in on this new industry, and while doing so, to avoid creating any burdens on licensees. She mentioned that it is a great economic opportunity for the community, further stating that the money the sales will generate will help with reduce the existing drug problems we are having here on the streets with other types of drugs.*

*Councilman Johnson mentioned that it was his understanding that Robin Ritter from Purple Peake was coming tonight to also speak about the moratorium, but that she was running late.*

*Councilman Lister shared that the Ordinance is not trying to prevent any businesses from being developed in this community. The Council is trying to make sure that we take all our residents into account, not just the folks that want to start this type of business. The Ordinance gives the Town the opportunity to take the time to get the*

*Comprehensive Plan organized, get the zoning in place, obtain feedback to look at what is best for the community.*

*Councilman Johnson mentioned the need to update the Town's zoning laws, review the covenants of the industrial park, and to look at the educational boundary laws.*

*Councilman Lister added that the Town is trying to push pause long enough to develop plans and to have the local laws in place to comply with state mandates.*

*Mr. Drummond stated the moratorium may be symbolic, as it will take the State several months to get all the policy developed before they can start accepting and approving applications, similar to when medical marijuana was legalized.*

*Ms. Pierce shared that at this time applicants can apply for a license without having identified the location and mentioned that leases for several chain stores have location restrictions that do not allow certain stores to be within a certain proximity to Cannabis industry types of businesses. Ms. Pierce shared that she is planning to open a Cannabis Business and would like to have her business in Denton and hopes that the Town and County will support her when she does apply.*

*With no further comments, Mayor McNinch closed this public hearing at 6:18 PM.*

**Petitions, Remonstrance's, and Communication**

**Proclamation – Steve Blanchfield Day**

*Councilman Branson read a Proclamation expressing the Town's appreciation by proclaiming June 30, 2023 as Steve Blanchfield Day in Denton. Further calling upon all citizens of Denton Maryland to observe the 30<sup>th</sup> day of June 2023 honoring Steve for his 37 years of dedicated mail delivery service to the community.*

*The proclamation will be presented to Steve on June 30<sup>th</sup>.*

*Citation – Patti's Petal's - Patti Wood was unable to make the meeting, Mayor McNinch deferred this item until the July meeting.*

**Ordinances and Resolutions**

**Ordinance #746 – Cannabis Moratorium**

*An Ordinance of the Denton Town Council establishing a temporary moratorium on the processing and approval of applications, site plans, and permits for the location, construction and/or operation of businesses engaged in the manufacture or sale of cannabis for recreational or medicinal use within the town for a period of twelve (12) months in order to allow the Town to complete the adoption of a revised Comprehensive Plan and such other legislation to plan for and implement certain restrictions on the circumstances under which such businesses may locate in town to promote the public health, safety, and welfare.*

*Councilman Lister made a motion to adopt Ordinance #746, seconded by Councilman Branson, passing unanimously.*

**Unfinished Business**

*There was no Unfinished Business on the agenda.*

**New Business**

**Agenda #1 – Water and Sewer Allocation**

*A request received from TRAAD, LLC, was submitted for consideration of approval for four (4) ERUs for the construction of a new multifamily dwelling to be located at 608 High Street.*

*Councilman Lister made a motion to approve the 4 ERU's as requested, seconded by Councilman Johnson, passing unanimously.*

**Agenda #2 – Denton Industrial Park Exclusive Listing Agreement**

Mr. Scott Getchell, Town Administrator and Ms. Donna Todd, Director of Planning & Codes shared that the listing agreement with SVN Miller Commercial Real Estate for the sale of the Denton Industrial Park lots owned by the Town expires today, June 1, 2023. Another listing agreement was provided seeking approval by the Town Council to complete the sale of all lots owned by the Town.

Councilman Johnson made a motion to approve extending the Sales Contract with SVN, seconded by Councilman Branson, passing unanimously.

**Agenda #3 - Denton Industrial Park Sales Contract**

Mrs. Todd shared the Commercial Sales Contract received by SVN Miller Commercial Real Estate from Mill Creek Properties, LLC for the purchase of Denton Industrial Park Lot 9A, 90 Engerman Avenue, seeking consideration for approval of the sale.

Mr. Chris Breeding, Owner of Mill Creek Properties, spoke with the Council, stating they are getting ready to break ground on the lot for 75 Engerman Ave., and briefly discussed the plan for Lot 9A, thanking the Council for their support on this request.

Councilman Lister made a motion to approve the Mayor signing the Commercial Sales Contract to sell Lot 9A to Mill Creek Properties, LLC. The motion was seconded by Councilman Johnson, passing unanimously.

**Agenda #4 - Working Session Schedule Change**

Mr. Getchell mentioned that the Working Session scheduled for Monday June 26, 2023, is at the same time as the Maryland Municipal League Convention in Ocean City, and asked if the Council would like to choose another date for the Working Session or cancel and not hold a Working Session in June.

Councilman Lister made a motion to cancel the June 26<sup>th</sup> Working Session, seconded by Councilman Johnson, passing unanimously.

**Reports of Officers, Boards, and Committees**

Mayor McNinch and Mr. Drummond both stated they will not be able to attend the July 6<sup>th</sup> meeting.

Councilman Lister provided a synopsis of a meeting recently held with Caroline County Commissioner Travis Breeding seeking to clarify the vision of the Sharp Rd. Park.

Councilman Lister provided an overview of the recent Utility Commission meeting talking about the budget, a proposed sewer rate increase and needing the Attorneys to work on a Right of Way / Infrastructure Agreement with Simple Fiber.

Councilman Johnson mentioned, and discussion was held in reference to a concern received about overlapping national holidays with other special events.

Mr. Getchell handed out a draft copy of the Comprehensive Plan for the June 13<sup>th</sup> Joint Planning Commission and Town Council Working Session.

Chief George Bacorn confirmed who was planning to attend the Top Cop Breakfast Award.

With no further discussion, Mayor McNinch adjourned the meeting at 7:19 PM.

Respectfully submitted,

Karen L. Monteith,  
Clerk - Treasurer