

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**May 30, 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:**

William Warnock

Scott Getchell

Donald H. Mulrine, Jr.

Peter Johnston

Annaliese Long

Albert Retowsky, Jr.

Signe Hippert

Albert Retowsky, III

**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 May 30, 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:**

April 25, 2023, the Regular Meeting Minutes were unanimously approved.

### **Old Business #1 – 920 Market LLC – Final Site Plan:**

William Warnock requests final site plan approval on behalf of 920 Market LLC (Applicant) for a 44,145-square-foot three-story building.

Mr. Warnock addressed the following items noted by the Town Engineer and Town Planner to be added to the site plan:

1. Connecting sidewalk from Market Street and crosswalks to the building for pedestrians.
2. Add 150' of 6' opaque wood fence to the west side for screening from residential properties.
3. Add an on-site fire hydrant for compliance with the Fire Department connection.
4. The State Highway Administration (SHA) for another entrance is pending approval. The Traffic Impact Study did not require a third entrance.

Five additional street trees were added to shade the sidewalk on Market Street. Stop signs are included on the site plan.

Commissioner Walls motioned to approve the final site plan as presented, addressing all stipulations from Town Planner and Town Engineer and final approval from State Highway Administration.

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

**Old Business #2 – Other:** None.

**New Business #1 – TRAAD, LLC – Preliminary Site Plan:**

Albert Retowsky, Jr., Owner and Applicant of TRAAD, LLC, is requesting preliminary site plan approval to construct a four (4) unit multifamily dwelling at 608 High Street. This building will resemble the multifamily dwelling built at 202 North Sixth Street.

The Applicant is adding additional bufferyards between the apartments and the existing single-family dwellings.

The existing gravel road will be extended to this property. The Applicant should pave the parking area if the Town paves High Street extended.

The gravel area is better for stormwater management.

Signe Hippert, 208 North Sixth Street, neighboring property owner, requested additional information on the public services to the apartments and the bufferyard next to her property.

Commissioner Waterman motioned to approve the preliminary site plan.

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

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

None.

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

Peter Johnston provided a discussion paper to the Commission for the Joint Working Session. The discussion paper sets the framework for the meeting, outlining the objectives. If the

Commission is satisfied with the discussion paper, it can be forwarded to the Council before the meeting. A PowerPoint presentation was provided to the Commission.

Chairperson Quick discussed his concerns about the information being forwarded to the Council for the Joint Working Session. The primary concern is there is too much information at one time. A suggestion was made to downsize the amount of information for the meeting.

The Town Planner and staff will meet with Chairperson Quick to develop a presentation for discussion at the Joint Working Session. Real-life examples will be helpful to understand the zoning amendments necessary to accommodate the infill and redevelopment applications.

All comments received have been revised in the Comprehensive Plan draft.

**Staff Item #2 – Staff Updates:** Staff is requesting direction on the site plan details and staff reviews to be included with the Planning Commission Agenda packets. The Commission will review and advise staff.

**Adjournment:** The meeting adjourned at 6:39 p.m.