

Denton Planning Commission

Minutes

Town of Denton

June 27, 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

Kevin Shearon

Albert Retowsky, III

Peter Johnston

Nick Nistazos

Recording:

Donna Todd, Director of Planning and Codes

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Quick at 6:00 p.m., on June 27, 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:

May 30, 2023, the Regular Meeting Minutes and June 13, 2023, Joint Working Session Meeting Minutes were unanimously approved.

Old Business #1 – TRAAD, LLC – Final Site Plan:

Albert Retowsky, Jr., Owner and Applicant of TRAAD, LLC, is requesting final 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. Bufferyard “E” requires a greater bufferyard.

The existing gravel road will be extended to this property. The Applicant reduced the number of parking spaces and is not required to pave the handicapped parking and offloading space.

Mr. Retowsky distributed architectural elevations to the Commission. No changes were made to the original elevations.

Commissioner Mayer motioned to approve the final site plan as submitted.

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

Old Business #2 – Other: None.

New Business #1 – 5001 SHR LC – Denton Plaza II Revised Site Plan:

Bill Warnock, Principal of McCrone Engineer, presented on behalf of the Owner and Applicant, Kevin Sills, 5001 SHR LC, for a revised site plan at Denton Plaza II, Lots 3 & 4. The Applicant is requesting final site plan approval to construct two (2) buildings, an office building and retail building, on Lot 3 and a self-storage building on Lot 4.

The Planning Commission previously reviewed the parking requirement for the self-storage building and determined one (1) space per 9,000 square feet.

The landscape and shading requirements will be revised as noted in the comments received from the Town Planner.

A revised Traffic Impact Study (TIS) has been submitted to the State Highway Administration (SHA).

Mr. Warnock provided the Commission with architectural elevations for Lots 3 and 4 for the one-story office building and one-story retail building.

The Lighting Plan will be revised to meet the Town Code requirements.

Commissioner Mayer motioned to approve the final revised site plan contingent upon satisfying all review comments by the Town Planner, Town Engineer, Town Staff, additional water and sewer allocations, and all other required approving agencies as submitted.

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

New Business #2 – Strato Holdings, LLC – Concept Plan:

Kevin Shearon, DMS Engineer, presented on behalf of Nick Nistazos, Strato Holdings, LLC, Applicant and Owner, for a commercial building with three (3) tenant spaces at 601 Legion

Road. The concept plan includes demolishing the existing Dunkin Donuts building and replacement with a new building for Dunkin Donuts and two additional retail units.

The project is planned in phases. Access to the site is through the existing access. The drive-thru on the existing building and the drive-thru lane will be relocated for the existing business to continue during the construction of the new building. After the construction of the new building, the parking lot will be completed, and the existing Dunkin Donuts will be demolished.

No subdivision of the property is proposed, but it may be at a later time.

The Applicant is requesting a waiver in the street buffer requirements.

The traffic congestion at the existing Dunkin Donuts is due to the outdated equipment and layout of the building and drive-thru and will improve with the new building and two-lane drive-thru.

The bike rack will be moved closer to the building.

Outdoor seating may be included on the site plan.

The timeline for the project is estimated to be one year.

A traffic impact study may need to be completed.

New Business #3 – Other New Business:

None.

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

Peter Johnston provided an update on the Joint Working Session, and the proposed revisions for the Comprehensive Plan will occur with the comprehensive rezoning after the Draft Comprehensive Plan has been adopted. The next step of the process is sending the Draft Comprehensive Plan to the Maryland Department of Planning and Caroline County Planning and Codes for a sixty (60) day review.

The cannabis and sign regulations will be amended during the comprehensive rezoning. Property owners will have the opportunity to request their property to be rezoned.

A Joint Working with the Town Council will be necessary to discuss rezoning requests before amending the Comprehensive Plan and granting approvals.

Commissioner Waterman motioned to forward the Draft Comprehensive Plan to the Maryland Department of Planning for their sixty (60) day review process.

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

Mr. Johnston provided a map with the 500 ft. buffer for the cannabis regulations.

Staff Item #2 – Agenda – Site Plan Details:

The Commission directed staff to provide a PDF of the site plan details and/or sheets, including the cover sheet, site plan layout, parking plan, landscape plan, turning movements plan, and architectural elevations/renderings for Planning Commission review.

Staff Item #3 – Staff Updates:

The Maryland Planning Commissioners Association (MPCA) Annual Conference is scheduled for October 24-26 at the Kent Island Resort. Staff will send reminders to anyone interested in attending.

Adjournment: The meeting adjourned at 6:53 p.m.