

*December 11, 2023*

**Regular Meeting**

*Mayor McNinch called the Regular Meeting of the Denton Town Council to order at 6:00 PM on this date.*

*Mayor McNinch invited Boy Scout, Noah Bures who was in attendance, to come up and join the Council. Noah led everyone in the Pledge of Allegiance to the Flag.*

*Invocation was given by Pastor Dan Gedman of St. Luke's Methodist Church.*

*Mayor McNinch thanked everyone for coming and asked that the record reflect that Councilman Johnson was attending virtually and that all other Councilmembers were present in person.*

*Mr. Chris Drummond, Town Attorney, was also participating virtually.*

*Councilman Taylor made a motion to approve the minutes of the November 2, 2023 Regular Meeting, and the November 20, 2023 Working Session as presented; seconded by Councilman Lister, passing unanimously.*

**Public Hearing**

**Resolution #896 – Town of Denton 2020 Comprehensive Plan**

*Mayor McNinch opened a Public Hearing at 6:02 PM to receive public comments on Resolution #896 - A Resolution of the Town of Denton to adopt the Town of Denton's 2020 Comprehensive Plan.*

*Mayor McNinch shared that several letters of support had been received from State agencies, which included letters from the Maryland Department of Planning, the Maryland Department of Housing and Community Development, and the Maryland Department of Natural Resources. There were no new comments from the State received during the public hearing.*

*Mayor McNinch shared that a letter of support had also been received from the Caroline County Planning Commission. There were no new comments from the County received during the public hearing.*

*All letters were made available on the Town of Denton website prior to the Public Hearing.*

*Mayor McNinch asked for comments from Council Members:*

*Councilman Taylor thanked the Planning Commission Members and Donna Todd, the Director of Planning & Codes, for their hard work and dedication on completing the Comprehensive Plan, expressing that it is quite an undertaking.*

*Councilman Branson agreed with Councilman Taylor's comments.*

*Councilman Lister commented that the Town had received 14 public rezoning requests and that they all were incorporated into the Plan.*

*Mayor McNinch mentioned that as she was reading through the comments received, the Dept. of Housing & Community Development recommendation for sustainable communities stood out, and that she would encourage the Town to continue to work on those efforts going forward. Mayor McNinch stated that the Planning Commission and Staff have done a phenomenal job.*

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

*Councilman Lister added that the Town had also received input and support letters from the Mid-Shore Board of Realtors.*

*With no further comments, Mayor McNinch closed the Public Hearing at 6:05 PM.*

**Ordinance #750 – Zoning Code Amendment**

*Mayor McNinch opened a Public Hearing at 6:06 PM to receive public comments on Ordinance #750 – an Ordinance of the Town of Denton to amend the Denton Town Code Zoning Ordinance and the provisions contained in Chapter 128 of the Denton Town Code with respect to multifamily housing and apartments.*

*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: there were none.*

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

*With no further comments, Mayor McNinch closed the Public Hearing at 6:07 PM.*

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

*None*

**Ordinances and Resolutions**

**Resolution #896 – Town of Denton 2020 Comprehensive Plan**

*A Resolution of the Town of Denton to adopt the Town of Denton 2020 Comprehensive Plan.*

*Councilman Lister made a motion to adopt Resolution #896, seconded by Councilman Branson, passing unanimously.*

**Ordinance #750 – Zoning Code Amendment**

*An Ordinance of the Town of Denton to amend the Denton Town Code Zoning Ordinance and the provisions contained in Chapter 128 of the Denton Town code with respect to Multifamily Housing and Apartments.*

*Councilman Lister made a motion to adopt Ordinance #750, seconded by Councilman Johnson.*

*Discussion was held about this legislation primarily focusing on the delineation of roofs on multi-family dwellings, but it does not address other common spaces, such as porches/decks.*

*Mr. Drummond stated that in having procedures in place requiring a delineation of the roof line for multi-dwelling units that it will also cause the entire unit to be offset of the front facades which should create a demarcation of porches and decks. The Council could consider future zoning amendments to define and address other common areas if it so desires.*

*With no further discussion Mayor McNinch asked for a vote on the motion to adopt Ordinance #750.*

*The motion passed unanimously.*

**Unfinished Business**

*None*

**New Business**

**Agenda #1 – Aldersgate Drive Sewer Easement**

*An Easement for Aldersgate Drive was created to install the new sewer extension within the roadway to connect the Wesleyan Pump Station to Camp Road. The Denton Seventh Day Adventist Church owns the road and has agreed to permit the sewer installation if the road is completely restored. In addition, the Town will agree to add Aldersgate Drive to its snow removal plan while the property remains under current ownership.*

*Councilman Branson made a motion to authorize the Mayor to sign the Agreement, seconded by Councilman Taylor.*

*Discussion was held about plowing a privately owned road, possibly providing a service that may not be provided to others.*

*Mr. Getchell, Town Administrator, and Mr. Chandler, Director of Public Works explained that the Dept. of Public Works currently plows Aldersgate to access the Town's pump station and in doing so they turn around in the parking area. This agreement just puts into writing that which is already being done. It was further discussed to include some additional language to clearly specify the area to be plowed.*

*Mr. Getchell stated that he will amend the language to specify the area more clearly to be plowed.*

*Councilman Branson amended his motion to approve the language within Section 5 to be modified to specify the area to be plowed. The amended motion was seconded by Councilman Taylor, passing unanimously.*

**Agenda #2 – Strato Holdings, LLC – Stormwater Management Agreement**

*Strato Holdings, LLC, submitted a request seeking approval to execute the Inspection and Maintenance Agreement of Private Stormwater Management Facilities that was provided and is required for their redevelopment of the Dunkin' Donuts at 601 Legion Road.*

*Staff shared that the Town Attorney has reviewed and approved the proposed agreement. This agreement provides authorization for the Town to inspect the Stormwater Management Facility and confirms the Owner is responsible for the maintenance of the Stormwater Management Facility.*

*Councilman Johnson made a motion to approve the Agreement, seconded by Councilman Lister, passing unanimously.*

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

*As a follow up to discussion from the November Working Session pertaining to the SVN-Miller Commercial Real Estate three (3) Commercial Sales Contracts for the purchase of Denton Industrial Park, Lot 9A, 90 Engerman Avenue, were presented for consideration for approval of the sale. Contracts were received from Harper & Sons Inc., Aaron's Place Inc., and JCB LLC, and all potential buyers attended the November Working Session.*

*Councilman Lister made a motion to accept the Contract of Sale received from Harper & Sons for \$95,000, seconded by Councilman Taylor, passing unanimously.*

**Agenda #4 - Planning Commission Appointment**

*William Quick submitted a letter requesting reappointment to the Planning Commission for a full five-year term beginning January 1, 2024, and ending December 31, 2028.*

*Councilman Lister made a motion to accept and appoint William Quick to serve another term on the Planning Commission, seconded by Councilman Branson, passing unanimously.*

**Agenda #5 - Board of Appeals Appointment**

*Florence Doherty submitted a letter requesting reappointment to the Board of Appeals for a full three-year term beginning January 1, 2024, and ending December 31, 2026.*

Councilman Lister made a motion to approve the re-appointment of Mrs. Florence Doherty to service another term on the Board of Appeals. The motion was seconded by Councilman Branson, passing unanimously.

**Agenda #6 - Historic and Architectural Review Commission Appointment**

Kathy Mackel submitted a letter requesting reappointment to the Historic and Architectural Review Commission for a full three-year term beginning January 1, 2024, and ending December 31, 2026.

Councilman Lister made a motion to approve the re-appointment of Kathy Mackel to serve another term on the Historic and Architectural Review Commission. The motion was seconded by Councilman Taylor, passing unanimously.

**Agenda #7 - 2024 Town Council Meeting & Holiday Schedule**

The 2024 Town Council Meeting Schedule and Holiday Schedule was presented for consideration of approval.

Councilman Lister made a motion to approve, seconded by Councilman Branson, passing unanimously.

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

Councilman Branson thanked the Town Employees for their work on the Holiday Parade, he appreciated all they did to make it another great parade.

Mr. Eugene McNinch spoke on behalf of the Dee Cup Federation and apologized for the excessive use of confetti during the parade and thanked Denton Public Works for assisting with cleaning it up. Mr. McNinch complimented everyone on doing a wonderful job on hosting a fantastic parade.

Mayor McNinch stated that the parade was exceptional this year and thanked everyone who assisted with the line up and participated in the event and all the spectators who came out to watch the parade.

Councilman Branson shared that the Town has received notification of the State's recent discussion about cutting the highway user revenues in the coming year. These are funds that are provided out of the State of Maryland's Gas Tax that everyone pays when purchasing fuel.

Councilman Johnson shared that he is hearing of an 8% cut across the board for the Maryland Transportation Budget, which includes State highways, motor vehicle tags renewals, and road funding projects for Counties and Municipalities. But they are not planning to make any cuts to the projects proposed for Prince Georges County.

Mayor McNinch shared that the Maryland Municipal League will be hosting their State of the Town's this coming Wednesday and she anticipates the HUR to be a main topic of discussion.

Councilman Lister along with Councilman Taylor and Mr. Getchell attended the State Highway Administrations 404 Construction Project Meeting and shared that it was very well attended and very informative.

Councilman Lister provided a summary of the Denton Utility Commission meeting.

- They had a presentation from Waterworth, a Company that offers a Cloud-based data service that would be able to take data from the billing and provide assistance with utilities management and budgeting in real time for municipal water and sewer. They are looking to do a six-month trial beginning the first of the year. Councilman Lister stated that the

*software will provide a tool that will be very helpful in monitoring rates instantaneous rather than waiting and conducting a rate study every five-years and help when putting together the budgets going forward, making things more efficient.*

- *ARPA water and sewer line extension project on Sharp Road and South Second St. has started.*
- *Simple Fiber is doing a tremendous amount of work providing fiber optic through out the Town, and as they move forward the UC will work on negotiating an updated infrastructure agreement.*
- *West Denton – the County is having a study done for getting municipal water and sewer to the village of West Denton. They met with the County, Delegate Ghrist and MDE about the project and potential funding assistance opportunities.*

*Mayor McNinch visited a groundbreaking ceremony in Cecil County of a Developer that is working on a very impressive project there. He has also been looking at land in this area as well.*

*Councilman Branson commented on how awesome the large Christmas Tree on the corner of Market & N. Third St. looks.*

*Councilman Lister recommended recognizing Mrs. Paula Wright for her efforts in helping to hold the Downtown Denton Main Street Organization together, and that she has done a phenomenal job and the Christkindlmarkt was greatly received.*

*Mayor McNinch asked to have a Citation for the next meeting and to also thank Bri from Craft Bakery for all she has done to help in the downtown as well.*

*With no further discussion, Mayor McNinch adjourned the meeting at 6:56 PM.*

*Respectfully submitted,*

*Karen L. Monteith,  
Clerk - Treasurer*