

Denton Planning Commission

Minutes

Town of Denton

June 25, 2024

Planning Commission Members:

William Quick, Chairperson*

David Burroughs, Vice Chairperson*

Doris Walls* (Attended Virtually)

Kevin Waterman**

Dona Sorce*

* Those Present

** Excused

*** Absent

Participants:

Peter Johnston, Town Planner

Recording:

Donna Todd, Director of Planning and Codes

Scott Getchell, Town Administrator

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Quick at 6:00 p.m., on June 25, 2024, at the Denton Town Office. Chairperson Quick led everyone in the Pledge of Allegiance.

This meeting was made available to the public via Zoom video conference, and access to the meeting was made available on the town website.

Approval of Minutes:

May 28, 2024, Regular Meeting Minutes were reviewed and unanimously approved.

June 11, 2024, Working Session Minutes were reviewed and unanimously approved.

Old Business #1 – Other: None.

New Business #1 – Other: None.

Staff Item #1 – Article VII – Density and Dimensional Regulations:

Peter Johnston, Town Planner, addressed the changes made to Article VII after comments and recommendations received from the last Working Session.

- Corner visibility for alleys and driveways was reduced to five or ten feet.
- A provision was added for non-conforming fences. If replaced, it must follow the material restrictions in the Code and comply with the corner visibility.

Staff Item #2 – Article VIII – Parking, Loading, and Unloading Area Requirements:

Mr. Johnston led the discussion on Article VIII – Parking, Loading, and Unloading Area Requirements. He added specific parking requirements for each use and a minimum parking standard for all uses.

Staff Item #3 – Article IV – Special Districts: Mr. Johnston addressed the changes made to Article IV. All the Special Districts that were previously in various parts of the ordinance are combined and placed under one Article. This Article includes the Critical Area Overlay District.

Part I – Critical Area Overlay District (CA), currently regulations are being considered by the Critical Area Commission that may be adopted or have been adopted and need to be addressed later in this draft.

Part II – Historic Overlay Zone, the only change was a reference to the administrative approval provisions that already exist. It allows the staff to review certain applications under the Historic District Overlay Zone and oversee them administratively.

Part III – Infill and Redevelopment Overlay Zone (IRD), no changes made.

Part IV – Planned Neighborhood Floating Zone (PN), the only change is a reference to density calculations provisions.

Part V – Arts and Entertainment Floating Zone (AE), no changes made.

Part VI – Planned Unit Development Floating Zone (PUD) includes an incentive in this zone for property owners to create mixed-use residential developments east of MD 404, where some development has already occurred. The revised PUD provisions require the project to include at least three of five unit types and establish a percentage range for each unit type. The Planning Commission process includes a review of the PUD Master Plan, a Public Hearing, and a recommendation to the Town Council. Once the Master Plan is approved by the Town Council and the floating zone assigned, it will return to the Planning Commission for a detailed site plan or subdivision review.

The Planning Commission expressed a consensus that the revised PUD section should be included in the completed draft ordinance.

Staff Item #4 – Article IV – Special Districts Memorandum: Mr. Johnston addressed the memo on Article IV during staff item #3.

Staff Item #5 – Other Staff Updates: Donna Todd, Planning and Codes Director, informed the Planning Commission that Stephen Mead has resigned from the Board. The Board was advised at next month's regular meeting there will be a Board of Appeals application for a Special Exception that requires the Planning Commission to make a recommendation. She also noted Denton Project LLC on Camp Rd plans to submit their subdivision.

Adjournment: The meeting adjourned at 6:22 p.m.