

Denton Planning Commission

Minutes

Town of Denton

July 30, 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

Scott Getchell, Town Administrator

Frank Taylor, Town Councilman

William Hassan

Andrew Bartley

George Bailey

Kevin Shearon

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 July 30, 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:

June 25, 2024, Regular Meeting Minutes were reviewed and unanimously approved.

July 9, 2024, Working Session Minutes were reviewed and unanimously approved.

Old Business #1 – Other: None.

New Business #1 – The Bartley Corporation – Special Exception Request:

Andrew Bartley, the Applicant, submitted a Board of Appeals application for a Special Exception request for a combination use on behalf of Miracle of Concrete LLC. The Applicant is requesting approval to sell trailers at 85 Engerman Avenue, Denton, Maryland.

The Applicant stated the request is within the Industrial Park's rules and regulations.

In reference to the site plan, the indoor space would be used as an office to conduct business; and the outdoor space would be used to sell merchandise. The total area between the indoor and outdoor spaces would be less than the allowed total of ten percent.

Commissioner Waterman asked Mr. Johnston if this request would be an issue if the Zoning Code changes.

Mr. Johnston stated for combination uses property owners still have to comply with the Industrial Park's Covenants and Restrictions.

Vice Chairperson Burroughs motioned for a favorable recommendation to the Board of Appeals for the sales of trailers, and this request satisfies the standards of the Industrial Park.

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

New Business #2 – Denton Project, LLC - Preliminary Subdivision Plan:

Kevin Shearon, DMS & Associates, LLC, submitted a preliminary subdivision plan on behalf of Denton Project, LLC (Applicant) for the 44-townhouse development to be located at 812 Camp Road, Denton, Maryland. Phase I includes sixteen lots (Lots 1-8, 37-44), and Phase II includes twenty-eight lots (Lots 9-36).

Mr. Shearon is seeking preliminary approval for Phase I, sixteen (16) townhomes. The project received preliminary subdivision approval in 2023, and fees were paid for the proposed units. In November, a revised concept plan was submitted to receive additional comments and address any concerns from the Planning Commission. These comments addressed additional parallel parking along the main road and adding additional parking areas to the plan.

Mr. Shearon noted the Applicant will submit for approval for Phase II, twenty-eight (28) townhomes from the Planning Commission at a later date.

Commissioner Sorce asked if the townhomes would be rentals.

Mr. Shearon stated they would be sold as lots.

Vice Chairperson Burroughs requested information on building single-family homes before Phase II of the townhomes.

Mr. Shearon explained the goal is to build Phase I of both projects at the same time to provide more products for the housing market.

Mr. Bailey addressed the Planning Commission regarding the concerns with the water and sewer allocations. Due to financing of water and sewer allocations, the project has been phased.

Mr. Johnston noted the sidewalk extensions shown on the planned parking encroach onto the townhouse lots 40 and 41. He recommended the Planning Commission allow a reduction in the parking cartway from 24 to 20 feet in order to provide a planting strip along the southern edge of the parking lot. In addition, he recommended installing a hedge or fence here to screen the glare from the headlights of parked cars on the adjacent townhouse units.

Chairperson Quick asked Mr. Johnston if this would help prevent the light from entering the townhomes.

Mr. Johnston stated if they installed hedges or a type of fence at a height of three feet it would reduce the lights.

Commissioner Waterman motioned to approve Phase I, Preliminary Subdivision, subject to the Applicant addressing the comments from the Town Planner, Town Engineer, and Town Staff.

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

New Business #3 – Other: None.

Staff Item #1 – Article X – Environmental Standards, Landscaping, Shading, and Buffers - Update: Mr. Johnston discussed the changes to Article X approved by the Planning Commission at their July Working Session and some lingering concerns for the protection of specimen trees and loss of forest cover. A copy of the Forest Conservation Ordinance was sent to the Planning Commission to highlight provisions that remain in force for the preservation of

specimen trees, afforestation (planting forest if no forest cover is on the site, to begin with), and thresholds forest conservation requirements beyond which if cleared they are penalized.

Chairperson Quick asked if the fee in lieu is still required to be used.

Mr. Johnston replied that it is, and the State of Maryland monitors its use.

Commissioner Sorce asked how mitigation works and how the money is used.

Ms. Todd, Planning and Codes Director, explained that in the past, the Town has used funds in lieu of funds for projects at Sharp Road Park, the Industrial Park, and the Visitors Center. She noted that funds can also be used to replace the street trees, such as the project that was recently done on Market Street. Funds derived from projects can be used to remove trees, plant trees, and tree maintenance.

Commissioner Waterman asked if the afforestation requirements only apply to projects with properties over forty thousand (40,000) square feet in size and under are exempt.

Mr. Johnston stated that was correct.

Staff Item #2 – Other: None.

Adjournment: The meeting adjourned at 6:20 p.m.