

April 21, 2025

Working Session – 6:00 PM

At 6:00 PM Vice Mayor Lister called the Working Session of the Denton Town Council to order on this date, leading everyone in the Pledge of Allegiance to the Flag.

Attendance:

Vice Mayor Lister, Councilman Branson, Councilman Taylor were in attendance. Mayor McNinch and Councilman Johnson were absent.

Staff in attendance included: Scott Getchell, Deputy Chief Jamie Secrist, Mark Chandler, Donna Todd, David Renshaw, and Karen Monteith.

Discussion was held on the following items:

Harper & Sons, Inc. Water & Sewer Allocation

Mrs. Donna Todd, Director of Planning & Codes, shared that Harper & Sons, Inc. has submitted a request seeking approval for 1.75 ERUs for their proposed general contractor's facility to be located in the Denton Industrial Park. The fee is based on office / warehouse use. The water and sewer allocation fee for 1.75 ERUs will be \$15,750.

The preliminary site plan is scheduled for review by the Planning Commission on April 29, 2025.

This item will be on the May 1, 2025 Agenda for consideration of approval.

Denton Elementary School Stormwater Retrofit – Legal Agreement

Mrs. Lyndsey Ryan, Town Attorney, and Mrs. Todd presented the Inspection and Maintenance Agreement of Private Stormwater Management Facilities for the Denton Elementary School Stormwater Retrofit Project and answered questions.

This agreement guarantees the maintenance of the stormwater management improvements for the Denton Elementary School Project.

Mr. Scott Getchell, Town Administrator, added that this is being reviewed by the Town Engineer.

This item will be on the May 1, 2025 Agenda for consideration of approval.

Ordinance No. 759 – Draft Zoning Ordinance & Official Zoning Maps

Mrs. Todd shared that the Planning Commission has completed their review of the Draft Zoning Ordinance and Official Zoning Maps. Their review in began January 2024 following the adoption of the Comprehensive Plan on December 11, 2023.

At the March 25, 2025 Planning Commission Meeting, the Planning Commission recommended adopting the Zoning Ordinance amendments included in the Draft Zoning Ordinance and forwarded to the Town Council for their consideration of adoption.

The Official Zoning Maps include the amendments in the Draft Zoning Ordinance for the Urban Residential (UR) District and the Infill and Redevelopment (IRD) District.

A Public Information Meeting was held on April 8, 2025.

Discussion was held on locations of future urgent medical care facilities and establishing requirements to allow better ingress and egress to ensure travel is easier for ambulances that frequent these establishments.

Ordinance No. 759 is scheduled for introduction at the May Town Council Meeting.

Accessory Building Height Restriction

Mr. Wes Jones, resident of 107 Lou Ave., addressed the Council regarding the existing code pertaining to the height restriction of accessory structures and requested consideration for allowing higher buildings. As it is now, he is limited in having a garage built that will allow him to park his vehicle in.

The Planning Commission discussed the attached request at the March Planning Commission Meeting and does not recommend making any changes to the Draft Zoning Ordinance.

Mrs. Lyndsey Ryan, Town Attorney, recommended receiving comments from the Planning Commission to better understand their purpose for not recommending a code amendment. Mrs. Ryan further explained that changing the code could have implications that would affect the entire town, when they can apply for a variance through the Board of Appeals and if approved would only apply and affect this specific parcel.

Mr. Ron Rogers, of 218 Siesta Drive, stated that he understands the restriction, but that this is too restrictive, and should be able to have a taller building that fits aesthetically in the neighborhood.

Vice Mayor Lister and Councilman Taylor asked to have the Planning Commission review both the accessory building height restriction request and to discuss the location of urgent medical facilities at their April 29th meeting to be shared with the Council at the May 1st meeting.

Sign Regulations

Sarah and Matt Dahl, owners of Eden Town Brewing Company, spoke with the Council requesting changes to the proposed sign regulations in the Mixed Industrial (MI) District in the Draft Zoning Ordinance to allow for the proposed placement of a sign and lighting for the new project.

Councilman Lister asked to have the Planning Commission also review and provide comments to consider an amendment to address this item.

Mrs. Dahl briefly talked about them having an entrance off Gay St., and asked Mr. Getchell to see if the stop sign can be relocated to make safe access to the entrance.

FY26 General Fund Budget

Mr. Getchell, Town Administrator, presented updated FY2026 General Fund & Highway Fund Budgets and shared changes from the last discussion.

Miscellaneous

Mr. Getchell reminded everyone that the Maryland State Comptroller will be visiting tomorrow at 3PM to tour the Town's Wastewater Treatment Plant.

Councilman Branson shared that a long time ago the State had asked if the Town would like to take over Gay St. & Franklin St. and wondered about the stop sign relocation that was just discussed.

Mr. Getchell clarified where the State maintenance ends, and Town maintenance begins.

At 6:57 PM, with no further business to discuss, Vice Mayor Lister made a motion to adjourn the Working Session, seconded by Councilman Taylor, passing unanimously.

Respectfully submitted,

*Karen L. Monteith
Clerk-Treasurer*