

# **Denton Planning Commission**

## **Minutes**

### **Town of Denton**

**May 27, 2025**

#### **Planning Commission Members:**

William Quick, Chairperson\*

David Burroughs, Vice Chairperson\*

Kevin Waterman\*

Dona Sorce\*\*

James Guay, Alternate\* (Virtual/Late)

\* Those Present

\*\* Excused

\*\*\* Absent

#### **Participants:**

Peter Johnston, Town Planner

Frank Taylor, Councilman

Victoria Ferris, KCI

#### **Recording:**

Donna Todd, Planning and Codes

Scott Getchell, Town Administrator

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 May 27, 2025, 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:**

On April 29, 2025, the Regular Meeting Minutes were reviewed and unanimously approved.

### **Old Business #1 – Other:** None.

**New Business #1 – Denton RT 404, LLC/7-Eleven, Preliminary Site Plan:** Victoria Ferris, KCI Engineers, submitted a preliminary site plan on behalf of Denton RT 404, LLC, for a 4,816 sq.ft. 7-Eleven convenience store, a 2,029 sq.ft. canopy with two (2) diesel fuel pumps and a 7,311 sq.ft. canopy with eight (8) multiple product dispensers (MPDs), with associated parking to be located at 1199 Industrial Parkway.

Victoria Ferris, Project Manager from KCI Technologies, introduced a preliminary site plan for a new 7-Eleven convenience store located at 1199 Industrial Parkway. The 7-Eleven would include eight regular gas pumps and two diesel pumps. The diesel pumps are planned to be situated at the back of the site. The plans include two access locations, Industrial Parkway and Engerman Avenue. The proposal includes widening the western/left entrance to the State Highway Administration (SHA) to 35', providing 34 parking spaces, and separating diesel pumps from regular car circulation.

Ms. Ferris is seeking a variance for landscaping due to site constraints and would not be able to provide landscaping internally. More can be provided with the bufferyard plantings proposed along the frontage.

Vice Chairperson Burroughs questioned the directional signage on the Industrial Parkway entrance and asked if they would provide one on Engerman Avenue, as well.

Ms. Ferris stated they currently do not have any, but they can include one at the Engerman Avenue entrance.

Vice Chairperson Burroughs questioned the location of the pylon sign.

Ms. Ferris pointed out that it's labeled T9, and it will list all the prices.

Vice Chairperson Burroughs asked if they were seeking a variance for the size of signs.

Peter Johnston, Town Planner, explained the new Zoning Ordinance allows for additional signage to be approved through the Planning Commission as they see fit.

Vice Chairperson Burroughs asked if the sign package was based on the new or old Zoning Ordinance.

Mr. Johnston explained they were originally based on the old version, hence the reason it originally showed as variance was required in the elevations.

Chairperson Quick asked if this project is affiliated with the other 7-Eleven currently in town.

Ms. Ferris stated the owner is not affiliated with the existing 7-Eleven.

Vice Chairperson Burroughs motioned to approve the preliminary site plan granting variances for parking lot shading and internal landscape requirements conditioned that the proposed bufferyard plantings along Industrial Parkway remain and respect the zoning regulations.

Approval is contingent upon satisfying all comments by the Town Planner, Town Engineer, Town Staff, and all other required approving agencies.

Commissioner Waterman seconded the motion. The motion passed unanimously. (3:0)

**New Business #2 – Other:** None.

**Staff Item #1 – Other:** Mr. Johnston explained the updates that were made to the Zoning Ordinance, such as the urgent care facilities, signs and lighting in the MI and I Districts, and accessory building height restrictions.

Donna Todd, Director of Planning and Codes, stated no site plan applications were submitted for the June 24<sup>th</sup> meeting and would the Planning Commission would wish to cancel the meeting.

There was a consensus that no meeting is necessary if no items are submitted by June 1.

**Adjournment:** The meeting adjourned at 6:11 p.m.