

Denton Planning Commission

Minutes

Town of Denton

July 29, 2025

Planning Commission Members:

William Quick, Chairperson*

David Burroughs, Vice Chairperson*

Kevin Waterman*

Dona Sorce**

James Guay, Alternate**

* Those Present

** Excused

*** Absent

Participants:

Peter Johnston, Town Planner

Frank Taylor, Councilman

Brandon Davis

Recording:

Donna Todd, Director of 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 July 29, 2025, 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 Conferencing, and access to the meeting was made available on the Town website.

Approval of Minutes:

The Regular Meeting Minutes of May 27, 2025, were reviewed and unanimously approved.

Old Business #1 – Harper & Sons, Inc. – Final Site Plan: Brandon Davis, DMS & Associates, LLC, submitted a final site plan on behalf of Harper & Sons, Inc. (Applicant), for the construction of two buildings. One proposed combined office and shop building with 4,802 square feet of office space and 7,288 square feet of shop/storage space. The second building is an 11,200 square foot 3-sided detached accessory structure. The property is located at 90 Engerman Avenue, Caroline County Tax Map 108, Parcel 2359, Lot 9A, zoned Industrial (I).

Mr. Davis presented the final site plan for the project. They were granted sewer and water allocations on May 2, 2025, at the Town Council meeting. They are on a 2.6-acre lot on the corner of Engerman Avenue and Legion Road. The plan includes a two-building facility for a primary building adjacent to Legion Road with an office and shop, and an auxiliary building with three open sides for parking. Additional security enhancements, such as garage doors between pillars for building access, were added to the auxiliary building. The total floor area is twenty-three thousand two hundred and ninety (23,290) square feet. The primary entrance will be off Engerman Avenue, and the secondary entrance will be off Legion Road. They plan to use a board-on-board

fencing around the property and have revised it to seven feet tall to meet the Town Code requirements. There are 15 proposed parking spaces, which are less than the 35 required spaces, which they contend is adequate for the nature of the business. The site features a stormwater management area to manage runoff at the lowest point of the property.

Mr. Davis noted a slight adjustment to the gross floor area and has increased it by 273 square feet, due to a veneer finish on the exterior walls. They have also included a bike rack in the final site plan as requested by the Planning Commission. The project received approval for three items of relief from the Planning Commission, including a parking reduction to fifteen spaces, an increase in storage area of twenty-five percent, and §12-148 G (I), a reduced landscape buffer along Engerman Avenue.

Councilman Taylor inquired about the beginning location of the seven-foot fence.

Mr. Davis explained that the fence encompasses the building and includes gates, providing an entrance and pavement beyond the fenced area. He clarified that vehicles are permitted to be parked within a 20–30-foot radius of the fence, ensuring adequate visibility of traffic.

Vice Chairperson Burroughs motioned to approve the final site plan subject to addressing 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)

Old Business #2 – Denton Project, LLC – Single-Family Subdivision Extension

Request: George Bailey, Denton Project, LLC, submitted a request for an extension on the Revised Preliminary Subdivision Plan – Phase I, for 18 single-family homes to be located on Market Street. The subdivision approval will expire on August 25, 2025.

Commissioner Waterman motioned to approve the extension request for an additional six months for the revised Preliminary Subdivision Plan for Phase I.

Vice Chairperson Burroughs seconded the motion. The motion passed unanimously. (3:0)

Old Business #3 – Other: None.

New Business #1 – Other: None.

Staff Item #1 – Other: Donna Todd, Planning and Codes Director, informed the Planning Commission that 7-Eleven and Denton Project, LLC, are scheduled for review at the August 26 Planning Commission Meeting.

Adjournment: The meeting adjourned at 6:15 p.m.