

October 2, 2025

Regular Meeting

Mayor McNinch called the Regular Meeting of the Denton Town Council to order at 6:00 PM on this date, leading everyone in the Pledge of Allegiance to the Flag.

Invocation was given by Pastor Don Reynolds of Calvary Baptist Church.

Mayor McNinch thanked everyone for coming and asked the record to reflect that all Councilmembers were present.

Councilman Johnson made a motion to approve the minutes of the September 4, 2025 Regular Meeting and the September 15, 2025 Working Session as presented, seconded by Councilman Taylor, passing unanimously.

Public Hearing

None

Petitions, Remonstrance's, and Communication**Proclamation – Code Enforcement Officer Week**

Mayor McNinch read and presented a Proclamation recognizing October 6-10, 2025, as National Code Enforcement Officer Week. The Town Council expressed their appreciation and recognized our Code Enforcement Officers. Mr. David Renshaw, Senior Codes Enforcement Officer, Mr. Julius Horton, Property Maintenance Inspector, and Mr. Nathan Kellenbenz, Codes Enforcement Officer, were present and accepted the Proclamation on behalf of the Denton Planning & Codes Dept.

Ordinances and Resolutions**Resolution #903 - World Migratory Bird Day 2025 – Bird City Maryland****Initiative**

A Resolution of the Town of Denton supporting the Bird City Maryland Initiative and World Migratory Bird Day. Mrs. Robin Lahnemann was present and talked about the Town's partnership with the Bird City Initiative.

Councilman Lister made a motion to adopt Resolution #903, seconded by Councilman Taylor, passing unanimously.

Ordinance #760 – Zoning Ordinance Amendment

An Ordinance of the Town of Denton to amend the Table of Density and Dimensional Regulations of the Zoning Ordinance in Chapter 128 of the Denton Town Code with respect to minimum lot area and dimensions.

Councilman Lister made a motion to introduce Ordinance #760, seconded by Councilman Johnson.

In discussion, Mrs. Donna Todd, Director of Planning & Codes, provided a summary of the recently adopted zoning regulations that established a requirement for 100' lot depth for Town homes, and a proposed project that had not been recorded prior to the new requirement that is based on 85' lot depth which met the prior zoning ordinance regulations. The text amendment has been requested by Mr. George Bailey, Developer of the proposed Denton Project I, LLC.

With no further discussion, Mayor McNinch asked for a vote on the motion to introduce Ordinance #760.

The motion passed unanimously.

Unfinished Business

None

New Business

Agenda #1 – Sharp Road Park Playground Phase 1 Proposal

Staff requested the Council approve a proposed agreement for \$294,699.19 from Kompan, Inc. to furnish and install playground equipment at Sharp Road Park. DNR Community Parks and Playgrounds grant funding will be used to fund \$274,426.86 of the project (contingent on approval of the grant at the October 1st Board of Public Works meeting). The remaining \$20,272.33, associated with playground surfacing, will be funded through the Town of Denton Parks CIP fund.

Councilman Lister made a motion to approve the \$294,699.19 as requested, seconded by Councilman Johnson.

In discussion, Mr. Scott Getchell, Town Administrator, and Mrs. Katie Northam, Project Manager, provided pictures and answered questions. Mrs. Lyndsey Ryan, Town Attorney, previously reviewed, modified and approved the final terms and conditions for the proposal.

With no further discussion, Mayor McNinch called for a vote on the motion to approve the proposed agreement.

The motion passed unanimously.

Agenda #2 –Korat, LLC – Tractor Supply Co. Water & Sewer Allocation

A request from Korat, LLC seeking approval for 2.0 ERUs for the proposed Tractor Supply Company retail store to be located at 325 Fleetwood Road. The applicant, Korat, LLC, provided a preliminary site plan submission and a minor subdivision submission at the Planning Commission meeting on September 30, 2025 and received preliminary approval, as well as approval for a minor subdivision.

Councilman Lister made a motion to approve the 2 ERUs for this project, seconded by Councilman Branson, passing unanimously.

Agenda #3 - Double Hills MOU

An Agreement to provide a framework for the collaboration between Caroline County and the Town of Denton to carry out their respective roles and responsibilities with respect to the County's project that includes construction of road infrastructure and extension of certain utilities at the Double Hills Farm owned by the County was presented.

Councilman Lister made a motion to approve the MOU, seconded by Councilman Taylor.

In discussion, Caroline County Commissioner Frank Bartz thanked the Town for their support and working with the County as they work to eliminate excess land. This will allow the County to get infrastructure in place for the future use of the land. Commissioner Bartz shared that the County cannot sell any of the land until 2028, and at that time it is their intention to subdivide and sell part of the acreage as future industrial park lots.

With no further discussion, Mayor McNinch asked for a vote on the motion to approve the Town entering an MOU with the County.

The motion passed unanimously.

Reports of Officers, Boards, and Committees

Councilman Frank Taylor provided an overview of the Planning Commission meeting, highlighting the Zoning Text Amendment for Denton Project, LLC., and the Korat Tractor Supply preliminary site plan and minor subdivision approval.

Councilman Lister shared that the paving recently completed throughout the Town and the recent work at Sharp Road Park all looks good.

Mayor McNinch shared that Councilman Taylor, Chief Bacorn and herself will be attending the MML Fall Conference next week.

Mayor McNinch encouraged everyone to attend the NCHS Homecoming Parade that will be held tomorrow evening.

Mayor McNinch confirmed that the Federal Government Shut Down has not had any impact on the Town at this time.

With no further discussion, Mayor McNinch adjourned the meeting at 6:34 PM.

Respectfully submitted,

*Karen L. Monteith,
Clerk - Treasurer*