

Denton Planning Commission

Minutes

Town of Denton

June 30, 2026

Planning Commission Members:

William Quick, Chairperson*

David Burroughs, Vice Chairperson*

Kevin Waterman*

Dona Sorce*

Gregory "Lee" Graham*

* Those Present

** Excused

*** Absent

Participants:

Peter Johnston, Town Planner

Signe Hippert

Frank Taylor, Councilman

Vaughn Estwick

Brittany Wallace

Bryan Klages

Albert Retrowsky

Alicia Klages

Candice Bateman

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 June 30, 2026, at the Denton Town Office. Chairperson Quick lead everyone in the Pledge of Allegiance.

This Meeting was made available to the public via Town Hall Video Conferencing, and access to the Meeting was made available on the Town website.

Approval of Minutes:

The Regular Meeting Minutes of May 26, 2026, were reviewed and unanimously approved.

Old Business #1 – Other: None.

New Business #1 – LSS Property 2, LLC – Preliminary Major Site Plan: Brittany Wallace, Lane Engineering, LLC, (Applicant) submitted a major preliminary site plan on behalf of LSS Property 2, LLC, (Owner) to construct (4) storage buildings containing 143 mini-storage units of assorted sizes, to be located at 95 Engerman Avenue, Caroline County Tax Map 0106/Parcel 2359, Lot 10A 2, zoned Industrial (I).

Ms. Wallace informed the Planning Commission that, since their previous submission was approved, they have made minimal modifications to the plan. The requested stone facades at the building's extremities have been incorporated. The plan includes four storage buildings: three climate-controlled and one non-climate-controlled. The access point to the site is from Engerman Avenue. Additionally, there are on-site dumpsters enclosed by a fence, along with a monument sign at the entrance. The stormwater quality requirements have been met on-site through the implementation of microbio-retention areas and a non-rooftop disconnection area. Furthermore, the plan proposes a forestation area to provide screening for the parking spaces.

Vice Chairperson Burroughs inquired about the intention to use the perimeter for parking. If so, he proposes a narrative that outlines the rationale for its replacement.

Vice Chairperson Burroughs motioned to approve the preliminary site plan after finding that the proposed development is consistent with the Industrial Zoning District and the interior parking lot landscaping requirement under §128-151 cannot physically be accommodated due to the unique circumstances of the property, therefore meets the requirements for the alternate compliance with the material. Final Site Plan Approval is conditioned on the submission of an acceptable formal alternative landscape plan and on satisfying all requirements by the Town Planner, Town Engineer, Town Council, all required legal requirements, and all other legal authorities, and further authorizes the Chairperson to sign the final site plan once those conditions are met.

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

New Business #2 – 608 High Street, LLC – IRD Overlay Zone – Minor Site Plan:

Chairperson Quick opened the Public Hearing at 6:05 p.m., for Project Number SP-26-007- 608 High Street, Phase 2.

The Public Hearing was advertised in the Times Record on June 10, 2026, and June 17, 2026. All public notice requirements have been satisfied and confirmed by the certificate of mailing and date-stamped photos of the sign notice.

Candice Bateman, Development Facilitators, Inc., submitted a minor site plan on behalf of 608 High Street LLC (Owner & Applicant) to construct a new standalone fourplex building at 608 High Street, Denton, Maryland. Said property is located on Caroline County Tax Map 103, Parcel 613, zoned Mixed Residential (MR) and within the Infill and Redevelopment (IRD) Overlay

Zone. The final site plan approval for Phase I was completed in 2023, and construction was completed in 2024.

This project includes a proposed fourplex, in addition to an existing fourplex, for a total of eight (8) units. The proposed units will be connected to public water and sewer systems. The site includes stormwater management facilities, such as rain gardens, and a proposed parking lot for eight (8) new spaces, with two (2) designated for High Street. The new fourplex will be identical in appearance to the existing one adjacent to it.

Vice Chairperson Burroughs reported that staff have reviewed the building's consistency with the guidelines. The building is consistent with the Town's Denton Pattern Book guidance and Appendix III, Part 2, requirements for group materials, porches, and street orientation.

Ms. Bateman provided a comprehensive overview of the project's development, outlining the landscaping will undergo modifications to accommodate the new building while preserving the original fourplex plan's plantings. The water and sewer infrastructure is already established within a utility easement extending from the building's rear, ensuring seamless integration with the existing pump system. Additionally, an existing water supply will be connected to the new building, facilitating uninterrupted water access. Each unit comprises two bedrooms and one bathroom. Furthermore, the upper unit features a living room, dining room, kitchen, two bedrooms, and one bathroom. Another unit on the lower level is identical in configuration. Notably, both lower levels have access through the front porch, while the upper levels are accessed via a rear staircase and a sidewalk that encircles the property.

Chairperson Quick opened the session for public comments.

Signe Hippert, adjacent property owner, wanted to know the location of the new building.

Ms. Bateman showed Ms. Hippert the building's location on a map.

Mr. Johnston conducted a comprehensive survey of the surrounding area, encompassing a five-hundred-foot radius. This survey aimed to assess land-use characteristics and prominent architectural features, providing a baseline for determining the project's suitability for the (IRD) Infill & Redevelopment District. In the vicinity, the two-story structure emerged as the predominant architectural style. The area exhibited a mixed-use character, primarily residential, with commercial and institutional buildings. Notably, the proposed project aligns with the area's architectural features and adheres to the guidelines outlined in Appendix III.

Furthermore, the landscaping employed in the project is comparable to the surrounding environment and harmonizes with the Denton Pattern Book. The survey findings were consistent with the design guidelines and effectively addressed the Comprehensive Plan's objective to enhance affordable housing options. There is capacity at the wastewater treatment plant for the additional units, and they are using the same access right-of-way to make the connection. Under the ordinance, there is a cap of four (4) units per multiplex, and the project meets that requirement. The applicant has requested relief from parking requirements due to not having space for two (2) parking spots per unit but has noted that there is capacity on the public right-of-way for additional parking. Mr. Johnston observed that Phase I had eight (8) parking spaces, but not all were utilized. Consequently, he asserts that there will be no parking challenges for Phase II.

Mr. Johnston emphasized the Planning Commission has the authority under the Zoning Ordinance to provide relief in the IRD Overlay District and in parking standards, including parking requirements.

Chairperson Quick closed the Public Hearing at 6:23 p.m.

The Planning Commission deliberated among themselves.

Mr. Johnston stated that the water line is not the correct size and this must be resolved before a building permit is issued.

Vice Chairperson Burroughs inquired about the additional parking spaces and the number of spaces proposed. Furthermore, the timeline for paving was also raised.

Mr. Johnston stated that Public Works determines the acceptability of the parking surface and must decide whether it is adequate.

Chairperson Quick stated the Planning Commission has reviewed the six (6) requirements and agrees with the approval to apply the (IRD) Infill & Redevelopment Overlay Zone for 608 High Street.

Vice Chairperson Burroughs motioned to approve the application for the (IRD) Infill & Redevelopment Overlay Zone for 608 High Street and the minor site plan approval to construct an additional fourplex building, contingent on satisfying all comments by the Town Planner, Town Engineer, Town Council, approval for all required legal agreements, and any other required approvals.

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

New Business #3 – 800 Gay Street, LLC – IRD Overlay Zone – Minor Site Plan:

Chairperson Quick opened the Public Hearing at 6:49 p.m. for Project Number SP-26-008-800 Gay Street.

The Public Hearing was advertised in the Times Record on June 10, 2026, and June 17, 2026. All public notice requirements have been satisfied and confirmed by the certificate of mailing and date-stamped photos of the sign notice.

Candice Bateman, Development Facilitators, Inc., (Applicant) submitted a minor site plan on behalf of 800 Gay Street LLC, to construct a fourplex building and a duplex building, to be

located at 800 Gay Street, Denton, Maryland. Said property is located on Caroline County Tax Map 103, Parcel 538, zoned Mixed Residential (MR) and within the Infill and Redevelopment (IRD) Overlay Zone.

Ms. Bateman informed the Commission that the proposed buildings would be situated at the intersection of 8th Street and Gay Street. The development plan includes a fourplex and a duplex. The fourplex will face Gay Street, while the duplex will face 8th Street. An internal parking lot will be constructed between the two buildings, accommodating seven spaces behind the fourplex, two spaces behind the duplex, and one compact space at the front. To meet parking requirements, two parallel parking spaces will be added along 8th Street.

Additionally, walking paths will be established around the units to facilitate access to the parking area. All units are two-bedroom, one-bathroom units with living rooms, dining rooms, and kitchens. The fourplex entrance to the lower level is at the front, while the second-level entrance is accessed via a side staircase on either side. The duplex entrance to the lower level is also at the front, and the second level is accessed from the rear of the building. Stormwater management will be implemented on-site through a rain garden located within the right-of-way.

Furthermore, water from Eighth Street is currently being managed by a single meter. Depending on the building's size, an upgrade may be necessary. A proposed dumpster will be situated at the rear, adjacent to 8th Street.

Chairperson Quick opened the session for public comments.

Vaughn Estwick, a neighboring resident, inquired about installing sidewalks. He expressed his concerns regarding the potential impact of parking across from his property line and on his privacy. Additionally, he requested that lights and security cameras be positioned away from his property.

Ms. Bateman explained that parking will not be on the roadway, and there is no plan for a sidewalk.

Mr. Estwick raised concerns regarding the impact of traffic congestion and the potential for accidents. He also expressed his dismay at the lack of sidewalks, which he believes could lead to pedestrians and cyclists walking or riding on Gay Street, posing a safety hazard. He further emphasized his disapproval of using the space for parking rather than constructing a sidewalk.

Albert Retowsky, the Property Owner, confirmed that there are no lights on the site illuminating his property. Regarding security measures, the property owner personally does not install cameras. However, tenants occasionally install Ring cameras.

Bryan Klages, a neighboring property owner, raised concerns regarding public access to the property. Currently, a resident utilizes the property as a detour to avoid Gay Street due to safety concerns. Additionally, he expressed concerns about stormwater management, questioning whether it would exceed the current infrastructure's capacity. He also raised safety concerns about Gay Street and questioned the building's setback from it.

Ms. Bateman stated that it would be guaranteed for twenty feet.

Mr. Klages asked how much runoff would be generated on the property.

Ms. Bateman said they are still working on stormwater management, and the rain gardens are designed for overflow runoff from the site.

Chairperson Quick questioned if they plan to include a sidewalk.

Mr. Retowsky stated he will investigate it.

Mr. Klages believes there should be public access through the property for pedestrians to get around safely.

A discussion regarding public access transpired among the Planning Commission, residents, and the developer.

Councilman Taylor stated that Gay Street is a State Road, and the Town has no authority over it.

Ms. Bateman asked the Planning Commission if it could eliminate street parking to accommodate a sidewalk in its place.

Mr. Retowsky stated they can create a space for walking and biking to cut through, but they will still need to obtain permission from the property owner next door.

A discussion was held between the developer and the Commission regarding the potential placement of a sidewalk.

Commissioner Waterman stated there should not be an obligation to maintain comparable access across private property. He also noted it would not make sense to add a sidewalk that would lead to a dead end.

Commissioner Sorce questioned the exact location where the person is riding their bike through Mr. Retowsky's property.

Mr. Estwick stated the person rides his bike from the 800 block of Gay Street and cuts through the middle of Mr. Retowsky's property and onto Eighth Street.

Chairperson Quick emphasized the importance of private property rights and asserted that if a property owner is operating within the law, they are entitled to do so. He underscores the importance of neighbors collaborating to devise a plan that ensures public safety to their collective satisfaction.

Vice Chairperson Burroughs questioned whether the sidewalks had anything to do with approvals of the application.

Mr. Johnston indicated they can establish approval conditions. He further suggested they obtain data from past accidents at the intersection to understand the requirements better and provide context for the Town's Pedestrian Circulation Plan. This plan influences capital improvement decisions over the next five to ten years regarding pedestrian safety. The property is zoned Mixed Residential (MR), and by right, without requiring any relief from the Town, they could have constructed a substantial building with at least five, possibly six units adjacent to it to house the band. Instead, they have relocated the large building into two more contextually appropriate buildings as part of their proposed concept.

A more in-depth discussion ensued regarding the construction of the sidewalk, road repairs, and the allocation of responsibilities and reasonable timeframes for completing the work.

Chairperson Quick asked whether they could prepare a revised site plan to address the public safety concerns raised.

Mr. Retowsky indicated that multiple parcels owned by First Wesleyan Church of Denton are adjacent to the apartment complex. These parcels could potentially provide the same level of access. It may be beneficial to engage in discussions with the church to explore a mutually agreeable plan.

Commissioner Waterman asked whether they should make a motion to grant relief on parking or do that later.

Mr. Johnston stated that parking reduction is part of (IRD) flexibility, and that it was time to make that choice.

Mr. Retowsky expressed concern regarding the safety of cycling at the intersection in question, which is a state highway where two roads converge. He believes that extending sidewalks

on his property would not significantly enhance safety. Instead, he suggests creating an easement from the church to the apartments as a safer alternative.

Commissioner Waterman sought to clarify that the hearing pertains exclusively to the IRD overlay and that sidewalk considerations will be addressed in the minor site plan section of the hearing. Additionally, Commissioner Waterman inquired if the parties would like to request relief on parking as part of the (IRD) consideration.

Ms. Bateman and Mr. Retowsky stated they are requesting relief from the parking requirements.

Chairperson Quick closed the Public Hearing at 7:21 p.m.

Mr. Johnston indicated this property is situated at the boundary of the Mixed Residential Zone (MR), adjacent to the Industrial Zone (I). In terms of architectural design, the majority of the surrounding structures are two stories in height. The proposed building incorporates elements of Victorian architecture, such as front porches, which align with the Appendix III Design Guidelines and the Pattern Book's impact perspective. The buildings are oriented towards different streets, as recommended in the Pattern Book. These projects are expected to have minimal water and sewer capacity requirements. The maximum water usage per dwelling unit per day is projected to be 250 gallons, with an equivalent amount entering the sewer treatment plant. There is ample excess capacity at the macro level. On a micro scale, the actual pipe sizes and connections are determined by the Department of Public Works, as outlined in the building's engineering plans. The two in-scale buildings are consistent with the surrounding area, unlike a single large building. The ten parking spaces are sufficient for the site, while the twelve required should be relocated from the curb. The area permits both street and curb parking. Mr. Johnston mentioned the site was over-

landscaped due to the outdated Ordinance being used as a reference. The Applicant's proposal will enhance the property's value and contribute to the area's overall improvement.

- **§128-57(A)(1) – Consistency with Design Guidelines:**

The proposal was consistent with the design guidelines of Appendix III/supplement to the Denton Pattern Book.

- **§128-57(A)(2) – Comprehensive Plan Consistency:**

Consistent with the Denton Compressive Plan goals for compact infill development.

- **§128-57(A)(3) – Internal/External Compatibility:**

Compatible with existing and planned uses in the area.

- **§128-57(A)(4) – Adequacy of Public Facilities:**

Existing or Planned facilities are adequate to serve the project.

- **§128-57(B) – Density / Lot Area Relief:**

Lot area per unit reduction is consistent with the standards §128-56B, and relief from the requirements of §128-127 is granted.

Chairperson Quick added the finding on parking and feels it is appropriate, without addressing the site plan, which will be discussed at a future meeting.

Vice Chairperson Burroughs motioned to approve the application of the (IRD) Infill and Redevelopment Overlay, at 800 Gay Street, to construct a duplex and fourplex building contingent on satisfying all comments by the Town Planner, Town Engineer, Town Staff, Town Council, approval of all required legal agreements, and any other approving authorities.

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

New Business #4 – Other: None.

Staff Item #1 – Other: Ordinance No. 769 for the assembly and entertainment use is scheduled for introduction on July 2, 2026, at the Town Council Meeting. Wawa and Commerce Drive will be on the agenda for July 28, 2026.

Adjournment: The Meeting adjourned at 7:32 p.m.