

August 6, 2026

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 Thomas Fisher of Abrams Memorial Church.

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

Councilman Taylor made a motion to approve the minutes of the July 2, 2026 Regular Meeting as presented; seconded by Councilman Lister, passing with 4 votes, Councilman Branson was absent for the July 2nd meeting.

Councilman Taylor made a motion to approve the minutes of the July 20, 2026 Working Session as presented; seconded by Councilman Johnson, passing with 3 votes, Councilman Lister and Councilman Branson were both absent for the July 20th meeting.

Public Hearing

Mayor McNinch opened a public hearing at 6:04 PM to receive public comments on Ordinance #769 - Assembly & Entertainment Use.

An Ordinance of the Town of Denton amending the Denton Zoning Ordinance, Chapter 128, to amend the definition of assembly and entertainment uses and provide certain standards for assembly and entertainment uses in the Industrial District.

Mayor McNinch asked for comments from the State: there were none.

Mayor McNinch asked for comments from the County: there were none.

Mayor McNinch asked for comments from the Council:

Councilman Johnson stated improving the code will bring the Town in line with matching surrounding districts allowing for entertainment use within the industrial park and commended the Town Planning Consultant and the Planning Commission for their recommendations.

Mayor McNinch asked for comments from the Public:

Victoria Brohawn, representing the applicant of the text amendment, LVL 99 LLC. spoke on behalf of the amendment and thanked the Council for their support.

Donna Todd, Director of Planning & Codes, mentioned that one change was recommended earlier on this date.

Ms. Brohawn clarified that for Section 3 C. (1) it is recommended to change the hours of operations on weekends to be from 8:00 AM to 11:59 PM, instead of 12:00 midnight, referencing that the weekend would be Friday and Saturday.

With no further comments, Mayor McNinch closed this public hearing at 6:07 PM.

Petitions, Remonstrance's, and Communication

Proclamation – 37th Annual Caroline Summerfest

Mayor McNinch read a Proclamation recognizing Caroline Summerfest will be celebrating its 37th year on August 21-22, 2026. The joint proclamation with the Caroline County Commissioners will be read at the opening ceremony on August 21st.

Ordinances and Resolutions

Resolution #907 – Forest Conservation Mitigation Plan

A Resolution of the Denton Town Council adopting a Forest Conservation Mitigation Plan pursuant to Maryland Code annotated, Natural Resources Article § 5-1610.

Councilman Lister made a motion to adopt Resolution #907, seconded by Councilman Taylor.

In discussion, Mrs. Todd provided a summary of the Plan, which improves the Town's existing Plan and maintains compliance with the State.

With no further discussion, Mayor McNinch asked for a vote on the motion to adopt Resolution #907.

The motion passed unanimously.

Resolution #908 – Personnel Manual Administration

A Resolution of the Denton Town Council authorizing the Town Administrator to make certain amendments to the Town of Denton Personnel Manual Dated April 2026.

Councilman Lister made a motion to adopt Resolution #908, seconded by Councilman Branson.

In discussion, Scott Getchell, Town Administrator, shared that with the Town now using Lexipol for maintenance of the new personnel manual, the policy will be updated more frequently based on Federal and State changes in employment laws. Currently the Town Code requires each amendment to be approved by the Council.

Mr. Getchell proposed authorizing the Town Administrator to make amendments unless there is a change in employee benefits, staffing, or accrued leave. Primarily these policy changes are mandated by federal and state regulations. He further explained that any changes that would have an impact on employee benefits would still come before the Council for approval.

Councilman Johnson recommended language that limits any changes that may also have a budgetary impact on the Town.

Councilman Lister supported adding language to limit changes that would impact the budget having a financial impact and/or major changes in job descriptions.

Councilman Johnson suggested amending the last paragraph to state “provided the amendments are not substantive and do not materially change employee benefits, and do not have a financial budgetary impact, and do not include substantial changes in department head administrative roles”.

Councilman Lister amended his motion to include language as discussed, seconded by Councilman Branson, passing unanimously.

Resolution #909 – Board Member Post-Service Employment Restriction

A Resolution of the Denton Town Council establishing a Post-Service Employment Restriction for Elected Officials and Appointed Board Members seeking Department Head Positions with the Town.

Councilman Johnson made a motion to adopt Resolution #909, seconded by Councilman Taylor.

In discussion, Councilman Lister shared that this hinders the ability for quality candidates to run for office and that two years was too long. Most of the Boards are volunteers.

Councilman Johnson provided a summary for the public in which he recommends establishing a cooling off period for board members. Looking to avoid someone taking a board position and maybe doing so in hopes of being appointed to a paid department leader

position later. He is suggesting removing any potential improprieties which may be considered unethical or the perception thereof. Councilman Johnson shared that he is ok with reducing the two-year time restriction and making the policy to only apply to elected officials.

Councilman Taylor supported shortening the time frame and to only apply to elected officials.

Councilman Lister stated he felt that the goal is to have the best council members from the community, and to have the best department heads and supported having a shorter time frame.

Councilman Johnson amended his motion to adopt Resolution #909 reducing the colling off period to six-months and remove the reference to appointed officials. The amended motion was seconded by Councilman Taylor, passing unanimously.

Ordinance #769 – Assembly and Entertainment Uses

An Ordinance of the Town of Denton amending the Denton Zoning Ordinance, Chapter 128, to amend the definition of assembly and entertainment uses and provide certain standards for assembly and entertainment uses in the Industrial District.

Councilman Lister made a motion to adopt Ordinance #769, seconded by Councilman Branson.

In discussion, Mrs. Todd provided some background and asked for consideration to amend the text to allow for entertainment use in the industrial park, which is not currently allowed. Mrs. Todd also shared a last-minute text amendment that was received today seeking to amend the hours in Section 3 C. (1) for weekend, which would be Friday and Saturday to allow entertainment use from 8:00 AM to 11:59 PM.

Councilman Lister made a motion to amend his motion to reflect the change in hours of operations on weekends, which would be Friday and Saturday in Section 3 C. (1) as recommended. Councilman Taylor seconded the amended motion, passing unanimously.

Unfinished Business

None

New Business

Agenda #1 – Utility Commission Appointment

Annette Wales submitted a letter of interest in serving on the Utility Commission.

Councilman Lister made a motion to appoint Annette Wales to serve on the Utility Commission, seconded by Councilman Branson, passing unanimously.

Agenda #2 – Supervisors of Board of Elections Alternate Appointment

Santo Mirabile submitted a letter of interest in serving as an Alternate on the Town's Supervisors of Elections Board.

Councilman Lister made a motion to appoint Santo Mirabile to serve as an Alternate on the Supervisors of Elections Board, seconded by Councilman Branson, passing unanimously.

Agenda #3 - Water and Sewer Allocation

Donovan Marine, Inc., submitted a request seeking approval for one (1) ERU for a new tenant, Sterling's Dream, located at Denton Industrial Park, 65 Engerman Avenue, Suite #2.

Councilman Lister made a motion to approve the allocation as requested, seconded by Councilman Taylor. The motion passed with 4 votes; Councilman Johnson abstained due some possible COMAR Regulations and his role with the Maryland State Police.

Agenda #4 - Water and Sewer Allocation

A request from Rick Bullock seeking approval for two (2) ERUs for a new commercial building to be located at 615 Camp Road was reviewed.

Councilman Lister made a motion to approve the allocation as requested, seconded by Councilman Johnson, passing unanimously.

Agenda #5 - Truck Purchase - DPW

Public Works submitted a request seeking approval to purchase a 2026 Ram Tradesman 3500 Pickup Truck from Fred Frederick Chrysler for \$75,354. This purchase was included in the approved FY27 budget, \$20,000 from Highway, Sewer \$30,000, Water \$30,000.

Councilman Lister made a motion to approve the \$75,354 purchase, seconded by Councilman Taylor, passing unanimously.

Agenda #6 - Denton Site SW, LLC Stormwater Management Waiver Request

Bohler, on behalf of Denton Site SW, LLC, submitted a request seeking a waiver from Town Code Chapter 106 Stormwater Management Section 13.A, which includes specific design criteria for sites within the Poor House Run Watershed. Their site includes the proposed Wawa project, future Chipotle development, and northern half of Commerce Drive.

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

Mr. Steve Fortunato, with Bohler Engineering, stated that the project received preliminary approval in 2023. He further provided and discussed the details of the planned stormwater management required to be located on the property and that it will be adequate for the project.

Discussion was held pertaining to the Town's additional requirements, Poor House Run and the SHA right-of-way, and the financial hardship.

Mr. Fortunato explained the Town's additional requirements could potentially render the site unbuildable due to the limited space and thanked the Council for considering a waiver for this project.

Lyndsey Ryan, Town Attorney, was attending virtually, shared the opinion received from GMB, the Town's Engineers.

With no further discussion, Mayor McNinch asked for a vote on the motion to approve the waiver as requested.

The motion passed unanimously.

Reports of Officers, Boards, and Committees

Councilman Taylor provided a summary of the Planning Commission meeting where they discussed the SW LLC site and approved the preliminary plan for the northern portion of Commerce Drive and approved the preliminary site plan for the WAWA.

The Planning Commission presently has two vacancies on the board.

Councilman Johnson mentioned he met with two Scouts that are working on their Merit Badge and would like to make some small improvements to Crouse Park and install fishing line recycle bins.

Councilman Lister shared that the Utility Commission has been discussing how to plan for expansion of development and future discharge; working on requiring broadband for new development.

Councilman Lister announced a March for Jesus will be held in support of Summerfest on August 16th at 6:00 PM.

Mayor McNinch attended the Maryland Municipal League Summer Symposium where the primary concern is the future of gas tax. The Legislative priority will be popup block parties.

Chief Bacorn shared that the Maryland Chief's Association is also supporting popup party legislation and exploring ways to adjust handling juvenile crime.

Councilman Johnson thanked the Town Administrator and Chief Bacorn for their help with a recent HOA issue.

Mayor McNinch announced that the Third Thursday event for August will be held on the second Thursday, so it does not interfere with Summerfest setup.

Miscellaneous

Corizon Cummings from Cambridge talked with the Council about the violence of juveniles, wondering how the Town handles juveniles, sharing his solution is that kids need parents, and that Cambridge needs an orphanage, and he would like to help facilitate a change.

Mayor McNinch thanked Mr. Cummings for coming.

With no further discussion, Mayor McNinch adjourned the meeting at 7:19 PM.

Respectfully submitted,

*Karen L. Monteith,
Clerk - Treasurer*