

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**May 24, 2011**

**Planning Commission Members:**

Doris Walls, Chairperson\*  
William Quick\*\*  
Ummu Bradley Thomas\*  
Sue Cruickshank\*  
Marina Dowdall\*  
Brian Tyler\*

\* Those Present  
\*\* Excused

**Visitors:**

Robert Clendaniel

Don Mulrine

**Recording:**

William Kastning

PROCEEDINGS

**Call to Order:**

The regular meeting was called to order by Chairperson Walls at 6:00 p.m., on May 24, 2011, at the Denton Town Office and followed by the Pledge of Allegiance.

Chairperson Walls asked for any corrections, deletions, or additions to the April 26, 2011, Planning Commission meeting minutes. The minutes were approved as presented.

**Old Business #1 – Continued discussion of proposed Peddlers License Ordinance:**

Planning Director Kastning reviewed the two changes proposed by the Planning Commission at its last meeting. The changes were found acceptable. The ordinance will be considered for introduction at the Town Council's June 6, 2011, meeting.

**Old Business #2 - Various Old Subdivision and Site Plan Approvals**

Planning Director Kastning informed the Commission members about the pending lapses of approvals for the Glenfield and Gay Street Development subdivisions and the Top Orchids site plan. These approvals had been extended by State legislation through June 30, 2011. Apparently, none of these projects will continue and therefore their approvals will expire. The Glenfield project had a Critical Area Growth Allocation from Limited Development Area (LDA) to Intensely Development Area (IDA). The Town Council July 11, 2011, meeting agenda will include a topic on returning the growth allocation and reverting the area designation to LDA. If the Town Council wishes to change the allocation, in all likelihood, a recommendation from the Planning Commission will be requested.

**New Business # 1 – Sign Ordinance:**

At the request of the Town Council to allow certain types of flags currently disallowed, the sign ordinance was revised and introduced at the Town Council's May 2, 2011, meeting. Planning staff also took the opportunity to revise and clarify other sections. Discussion ensued about the changeable electronic message board signs allowing off-site advertising. It was agreed

1 to allow such off-site advertising. A motion was made by Commissioner Dowdall to approve a  
2 resolution amending the ordinance to allow for off-site advertisement on changeable electronic  
3 message board signs for non-profits, local government-sponsored events, and local businesses.  
4 The motion was seconded by Commissioner Thomas and approved 4:0:1 with Commissioner  
5 Tyler abstaining. A second motion was made by Commissioner Dowdall and seconded by  
6 Commissioner Thomas to approve the amended ordinance. The motion to approve the amended  
7 ordinance was approved unanimously.

8 **New Business # 1 – Board of Appeals Ordinance:**

9 Planning Director Kastning discussed the reasons for changing the ordinance to eliminate  
10 the section allowing Planning Commission review and comment on variances. Town Attorney,  
11 Sharon VanEmburch, advised the Town that State Article 66B does not allow variance review  
12 authority by the Planning Commission and, therefore, to conform to State law, the ordinance  
13 should be changed. After some discussion a motion was made by Commissioner Dowdall and  
14 seconded by Commissioner Thomas to agree with the proposed ordinance change. The proposed  
15 change was approved 4:1 with Chairperson Walls voting nay.

16 **New Business # 2 - Other**

17 None.

18 **Staff Items:**

19 Commissioner Dowdall, representing the Caroline Council of Arts, made a brief  
20 presentation on the proposed community garden between Third, Fourth, Market, and Gay Streets.

21 Planning Director Kastning made a brief presentation on the proposed Town Office  
22 parking lot bioretention retrofit project and pending grant application.

23 Planning Director Kastning requested input from the Planning Commission as to whether  
24 the members would want review and recommendation authority on the Town's Capital

1 Improvement Program. After a brief discussion, the members agreed this would be a good idea.

2 Mr. Kastning indicated he would ask that it be placed on the Town Council's meeting agenda.

3 **Adjournment:**

4 The meeting adjourned at 7:10 p.m.