

Denton Planning Commission

Minutes

Town of Denton

August 30, 2011

Planning Commission Members:

Doris Walls, Chairperson*
William Quick**
Sue Cruickshank*
Marina Dowdall*
Brian Tyler*
Matt Breedlove**

* Those Present
** Excused

Visitors:

Jennifer Pomeroy

Dean Danielson (Town Councilman)
Don Mulrine (Town Administrator)

Commission Attorney:

None

Recording:

William Kastning (Director of Planning and Codes Administration)

PROCEEDINGS

Call to Order:

The regular meeting was called to order by Chairperson Walls at 6:00 p.m., on August 30, 2011, at the Denton Town Office and followed by the Pledge of Allegiance.

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

Old Business # 1 - Brodie Holdings, LLC - Revised Subdivision Concept Plan:

Planning Director Kastning indicated the applicant pulled his request for consideration this evening, instead returning for the next meeting, September 27, 2011. His attorney, Donald Braden, had contacted the planning staff to determine the strict requirement for bufferyards as dictated by the Town's regulations. Braden also divulged that the proposed convenience store with gas pumps is a Royal Farms.

Kastning stated to Braden, the matter would be discussed casually at this evening's meeting in order to provide some guidance on bufferyard requirements that might be acceptable to the Commission and could be incorporated into the second concept plan iteration. Kastning noted two of the many conditions Royal Farms requires for their sites are visibility and easy access.

After discussion among the Commission members, there was a consensus on the proposed Royal Farms site conditions:

- Want some bufferyard
- There are ways to plant which can accommodate both parties (applicant and Town)
- Aesthetics is important
- More visibility from road is important and promotes what Town wants (more commercial vis-à-vis Comprehensive Plan)
- Offer more attractive landscape
- Back of building must face MD404
- Back of building must be as good looking as the front of the building
- Photos of proposed bufferyards would be helpful
- Visual rendering of bufferyards with building will be required
- Provide some examples of what bufferyards are proposed
- Town Arborist will review selection of species for appropriateness and longevity (staff comment)

1 Kastning indicated he would convey the consensus to Brodie and Braden and copy the
2 Planning Commission.

3 **Other Old Business - none**

4 **New Business #1 – Sue Cruickshank Update:**

5 Commissioner Cruickshank updated the members on the Harriet Tubman Underground
6 Railroad Byway and the Michener’s Chesapeake Country Scenic Byway.

7 **Other New Business - none**

8 **Staff Item # 1 - Delmarva Power:**

9 Planning Director Kastning informed the Planning Commission of a pending ordinance
10 for introduction consideration to permit Neighborhood Utility Facilities and Community or
11 Regional Utility Facilities in the Recreation and Parks (RP) zoning district. He explained when
12 the Comprehensive Rezoning was enacted it was not the intention to preclude these uses in the
13 RP zone. Without the change in permitted uses, any additions to Delmarva Power’s electrical
14 distribution site on Camp Road would require Board of Appeals granting of a variance.

15 The Planning Commission will have the opportunity to officially comment at its next
16 meeting on September 27, 2011, however the consensus this evening was that this change is
17 appropriate.

18 **Staff Item # 2 - Capital Improvement Plan:**

19 Planning Director Kastning indicated it is common for Planning Commissions to have
20 input into the Town’s yearly Capital Improvement Plan (CIP), however it is not required by the
21 State of Maryland. Kastning provided an example of how the design of Fifth Avenue perhaps
22 could have been influenced by the Planning Commission, e.g., widening to accommodate two
23 vehicular traffic lanes plus two bicycle lanes, as well as other improvements such as lighting and
24 landscaping. After discussion among members, it was agreed to request that the Town Council
25 adopt legislation to formalize a CIP review process by the Planning Commission.

26 **Staff Item # 3 - Walmart Sign:**

27 Planning Director Kastning indicated the Walmart’s new local real estate manager
28 informally requested a pedestal sign that could be seen from MD 404. The Town’s sign code
29 allows only one sign in the Regional Highway Commercial (RHC) and Walmart’s approved site
30 plan calls for a monument sign at the northwest corner of the site. Kastning further explained he
31 was not opposed to having both signs but felt if only one sign were placed, it should be the
32 monument sign. He indicated the RHC zone permits a pedestal sign of up to 25-feet. A second
33 sign would require granting of a Board of Appeals variance. The Commission was asked to mull

1 it over. Replacing the monument sign with a pedestal sign is a by-right choice. It was noted that
2 variances will not require input by the Planning Commission, however such input can be
3 accepted by the BOA if it wishes to allow it.

4 **Staff Item # 4 - The Wharves at Choptank (Crouse Park):**

5 Planning Director Kastning indicated that in all likelihood he would recuse himself from
6 any future site plan application as he had done when the matter was brought before the Board of
7 Appeals. However, Kastning indicated he would check with the President of the American
8 Institute of Certified Planners to obtain an opinion on the appropriate action.

9 **Adjournment:**

10 The meeting adjourned at 6:55 p.m.