Denton Planning Commission

Minutes

Town of Denton

April 28, 2009

Planning Commission Members:

Doris Walls, Chairperson*
Dean Danielson*
Valerie Miller*
William Quick*
Ummu Bradley Thomas*
Agnes Case*

* Those Present
** Excused

Visitors:

Bobby Crossling	Robert El
Sharon VanEmburgh	Paul Mills
Steve Harris	Julie Harris
Bret Arnold	Tim Glass
Sarah Pearce	

Recording: Bill Kastning

PROCEEDINGS

The meeting was called to order by Chairwoman Walls at 6:00 p.m., on April 28, 2009, at the Denton Police Facility and followed by the Pledge of Allegiance.

Chairwoman Walls asked for any corrections, deletions, or additions to the minutes of the March 31, 2009, Planning Commission meeting and the Working Session minutes of the April 8, 2009. The minutes were approved as submitted.

Other Old Business – None.

New Business #1 – Tidewater Realty Investors/Simplified Site Plan – Brett Arnold, owner of 10 N. Sixth Street, made the presentation on behalf of the applicant. He indicated a handicap ramp is to be installed for ADA compliance; the 46 x 50 gravel parking lot is to be paved, and the second floor is to be used for storage.

Planning Commissioner Quick stated the doctor's use was appropriate and there could be no other use for the second floor without another site plan.

Discussion ensued about the adequacy of on-site parking and the details of the off-site parking agreement with J. C. Darling.

Planning Commissioner Danielson asked that the applicant return at the next meeting to answer questions firsthand.

Alternate Planning Commissioner Case motioned to approve the simplified site plan changing the use from residential to doctor's office conditioned upon a revised parking agreement for five off-site parking spaces, no other use of second floor, and applicant returning to May's Planning Commission Meeting to answer Commission questions. Planning Commissioner Quick seconded the motion. The motion was passed unanimously.

New Business #2 – B^2 Driver Improvement Center/Simplified Site Plan – Bobby Crossling, owner of B^2 Driver Improvement Center, explained proposed business plan which indicated the sessions would be limited to 20 students. Business hours are weekday evening

sessions and six hours weekend sessions plus some online work. Two employees are expected when the business opens. Discussion ensued on parking. Planning Commissioner Bradley Thomas, whose business is across the street, commented that she was okay with the adequacy of parking. Discussion around ADA compliance indicated that since no site improvements were being proposed, no ADA compliance was necessary (i.e., grandfathered).

Planning Commissioner Thomas motioned to approve the simplified site plan as submitted. Commissioner Danielson seconded the motion. The motion passed unanimously.

New Business #3 – Steve and Julie Harris/Special Exception – Steve and Julie Harris made the presentation for a produce stand located at 1002 Market Street. They indicated the location has good access; the hours of operation will be 10 a.m. until 6 p.m. Monday through Saturday; they will not use the existing buildings but will have an anchored farm wagon with canopy from which to sell their produce; trash will be hauled away daily.

Planning Commissioner Danielson motioned to forward a positive recommendation to the Board of Appeals. Planning Commissioner Bradley Thomas seconded the motion. The motion passed unanimously.

New Business #4 – Wesleyan Home Care, Inc./Concept Plan – Tim Glass, Lane Engineering, and Dr. Mills, Wesleyan Home Care, made the presentation for additions to the Homestead Manor. Minor tree clearing will occur to accommodate the addition of a bedroom wing, expanded dining hall, and an accessory service/storage building. Plans include a rain garden to beautify a functioning wetland area.

Planning Commissioner Quick motioned to approve the concept plan as submitted. Alternate Planning Commissioner Case seconded the motion. The motion passed unanimously.

No other new business.

Meeting adjourned at 7:25 p.m.