

Denton Planning Commission

Minutes

Town of Denton

January 25, 2011

Planning Commission Members:

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

* Those Present
** Excused

Visitors:

Don Mulrine
John Evans

Agnes Case

Recording:

William Kastning
Janice Henderson

PROCEEDINGS

Call to Order:

The regular meeting was called to order by Chairperson Walls at 6:00 p.m., on January 25, 2011, at the Denton Police Building and followed by the Pledge of Allegiance.

Election of 2011 Officers:

Chairperson Walls entertained nominations for Planning Commission Chairperson, Commissioner Quick nominated Doris Walls and was seconded by Commissioner Thomas; no other nominations were made. Commissioner Walls was elected Chairperson unanimously.

Chairperson Walls entertained nominations for Planning Commission Vice-Chairperson, Commissioner Dowdall nominated Sue Cruickshank and was seconded by Commissioner Thomas; no other nominations were made. Commissioner Cruickshank was elected Vice-Chairperson unanimously.

Chairperson Walls asked for any corrections, deletions, or additions to the November 30, 2010, Planning Commission meeting minutes. The minutes were approved as submitted.

Other Old Business:

Chairperson Walls asked if the Town could verify whether the truck/sign parked at B&G Seafood has received notice of violation from the Town. She also inquired about the status of David Trice's fence installation, and the requirements of construction signage. Questions would be forwarded to the Town's Building Official.

New Business #1 – Ordinance #619 Planned Unit Development:

The PUD ordinance was introduced at the January 3, 2011, Town Council meeting, and the Town Council has asked the Planning Commission for a recommendation. Ordinance # 619 amends the Zoning Ordinance Planned Unit Development area requirement from a minimum of 5 acres to 3 acres. Planning Director Kastning stated that two options for amending the PUD are before the Commission: Option A is changing the PUD minimum area requirement from 5 acres

1 to 3 acres in the allowed zoning districts (MR, SR and TR), and Option (B) is to change the PUD
2 minimum area requirement from 5 acres to 3 acres in allowed zoning districts but only located in
3 the redevelopment area.

4 Chairperson Walls entertained a motion. Commissioner Quick made a motion to forward
5 a positive recommendation to amend the PUD minimum area requirement from 5 acres to 3 acres
6 (option A). Commissioner Thomas seconded the motion. The motion passed unanimously.

7 **New Business #2 – Ordinance #621 – Forest Conservation Act:**

8 The Forest Conservation Act Ordinance #621 is an amendment to the current ordinance;
9 newly enacted statutes have directed compliance by local ordinances. The ordinance will be
10 introduced at the February 7, 2011, Town Council meeting. Planning Director Kastning
11 discussed the main changes to the ordinance. A cursory vote for recommendation was taken; the
12 vote was 4:1, with Commissioner Quick voting nay. If the Town Council introduces the
13 ordinance, a Planning Commission recommendation will be requested for consideration at its
14 February 22, 2011, meeting.

15 **New Business #3 – Discussion on Critical Area Map Update:**

16 Planning Director Kastning stated that Town Staff has discovered mapping errors in the
17 current Critical Area Map dated 9-13-10. After consultation with staff of the Critical Area
18 Commission, certain properties, known as “Crouse Park,” have been proposed for change from
19 Limited Development Area (LDA) to Resource Conservation Area (RCA) and Intense
20 Development Area (IDA). This amendment will be introduced at the February 7, 2011, meeting.
21 After introduction, the Critical Area Commission will need to approve before Town Council
22 adoption. The Town Council will ask for a Planning Commission recommendation, for
23 consideration at its February 22, 2011, meeting.

24

1 **New Business #4 – other:**

2 Chairperson Wall's stated that she would like the Town to look into the seating capacity
3 at "Harry's" Restaurant. Planning Director Kastning said he would refer the matter to the Town's
4 Building Official.

5 **Staff Item #1 – Resolution #748 Capacity Management Plan:**

6 Resolution #748 was adopted by the Denton Town Council at the January 3, 2011,
7 meeting. A copy of the resolution was included with this month's Planning Commission packets
8 for their review. Planning Director Kastning discussed the main points of the resolution.

9 **Adjournment:**

10 The meeting adjourned at 7:05 p.m.