

Denton Planning Commission

Minutes

Town of Denton

March 30, 2010

Planning Commission Members:

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

* Those Present
** Excused

Visitors:

Sharon VanEmburch	Troy Livingstone
Ann Jacobs	Florence Doherty
Corey Gleaton	Victoria Simmons

Recording:

Bill Kastning
Janice Henderson

1 PROCEEDINGS

2 The meeting was called to order by Chairwoman Walls at 6:00 p.m., on March 30, 2010,
3 at the Denton Police Facility and followed by the Pledge of Allegiance.

4 Chairwoman Walls asked for any corrections, deletions, or additions to the February 23,
5 2010, Planning Commission meeting minutes and the March 10, 2010, and March 24, 2010
6 Working Session minutes. The minutes were approved as submitted.

7 **New Business #1 – Bay Rose Florist/Simplified Site Plan** – Director William Kastning
8 discussed the request by Corey Gleaton and Vickie Simmons, owners of the Bay Rose Florist, to
9 diversify their business and add the use of a pet store. Bay Rose Florist is located at 5 N. Third
10 Street and zoning for the property is Central Commercial (CC). The store owners stated they
11 intend to sell reptiles, small rodents, and pet supplies; and continue to maintain the florist
12 business. Ms. Ann Jacobs, Manager of Denton Main Street, spoke in favor of the request.

13 Chairperson Walls entertained a motion. Motion to recommend approval as submitted
14 was made by Commissioner Thomas and seconded by Commissioner Cruickshank. The motion
15 passed unanimously.

16 **New Business #2 – Adult Business Legislation** – Director William Kastning and
17 Attorney Sharon VanEmburch discussed the proposed Adult Oriented Business Ordinance draft.
18 The purpose of the proposed ordinance is to safeguard the safety, health, morals, and general
19 welfare of the citizens of Denton, by addressing the secondary effects associated with
20 unregulated Adult Oriented Businesses. The Planning Commission commented on the draft
21 ordinance and proposed locations of properties that meet the requirement for the specified use.
22 The Draft Comprehensive Plan Land Use Element would need to be updated to address the
23 proposed locations. Discussions will continue at the April Planning Commission Working
24 Session meetings.

1 **New Business #3 – Stormwater Management Ordinance No. 599** – Director Kastning

2 discussed the request by the Denton Town Council for the Planning Commission to make a
3 recommendation concerning the Stormwater Management Ordinance No. 599. The State of
4 Maryland has adopted new provisions for the design manual of stormwater management. The
5 adoption of Ordinance No. 599 will bring Chapter 106 of the Denton Town Code into conformity
6 with state law; which is mandated by the State to be adopted by municipalities and counties by
7 May 4, 2010.

8 Since the ordinance’s introduction, various stakeholders have asked the state legislature
9 to adopt specific emergency regulations (HB1125). After the passage of Ordinance No. 599, any
10 adoption of the emergency regulations will then necessitate an amendment to the Stormwater
11 Management Ordinance to reflect the changes specified in the emergency regulations.

12 Chairperson Walls entertained a motion. Motion to recommend approval as submitted
13 was made by Commissioner Dowdall and seconded by Commissioner Cruickshank. The motion
14 passed 4-1, with Commissioner Quick abstaining.

15 **Staff Item #1 – Plan Maryland** – Director Kastning discussed the State of Maryland’s
16 effort to write a statewide growth plan. The Maryland Department of Planning is holding a series
17 of thirteen (13) public forums. A local forum will be held on Wednesday, May 12, 2010, at
18 Chesapeake College; all Commissioners were invited to attend.

19 **Staff Item #2 – 2010 Draft Comprehensive Plan** – The Commissioners received a
20 printed copy of the 2010 Draft Comprehensive Plan. Comments were requested from the
21 Commission for Chapters 1-6 at or before the Working Session meeting of April 14, 2010.
22 Comments for Chapters 7-12 were requested at or before the Working Session of April 20, 2010.

23 **Staff Item #3 – Ethics Training** – Ethics training was conducted by Town Attorney
24 Sharon VanEmburch. Planning Commission members attended and were joined by two Board of
25 Appeals members, Troy Livingstone and Florence Doherty. Board of Appeals member Brittani

- 1 Thomas, who is employed by Queen Anne's County, will be obtaining ethics training as part of
- 2 her position there.
- 3 Meeting adjourned at 8:15 p.m.