

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**April 27, 2010**

**Planning Commission Members:**

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

\* Those Present  
\*\* Excused

**Visitors:**

Sharon VanEmburch	Mark Hutchins
John Evans	Mike Asche
Rick Breeding	Abby Hill
David Blough	David Hutchison
Michael Hutchison	Karen Breeding

**Recording:**

Bill Kastning  
Janice Henderson

1 PROCEEDINGS

2 The meeting was called to order by Chairwoman Walls at 6:00 p.m., on April 27, 2010, at  
3 the Denton Police Facility and followed by the Pledge of Allegiance.

4 Chairwoman Walls asked for any corrections, deletions, or additions to the March 30,  
5 2010, Planning Commission meeting minutes and the April 14, 2010, and April 20, 2010,  
6 Working Session minutes. The minutes were approved as submitted.

7 **Staff Item #1 – 2010 Draft Comprehensive Plan** – Chairwoman Walls requested that  
8 the Comprehensive Plan discussion be changed to the first item on the agenda to accommodate  
9 audience members. Director William Kastning discussed timeline and legal authority for the  
10 adoption of a revised Comprehensive Plan. The public hearing for the Draft 2010  
11 Comprehensive Plan will be held on May 25, 2010, at the Denton Fire House approximately at  
12 7:00 p.m., preceded by the regular monthly Planning Commission meeting. Director Kastning  
13 addressed the current land use plan and proposed land use plan as detailed in the draft  
14 comprehensive plan. One of the proposed changes to the land use is the rezoning of properties on  
15 Crystal Avenue that are currently zoned Heavy Industrial and Light Industrial to Mixed  
16 Residential. Some property owners from the affected parcels addressed the Commissioners about  
17 their concerns of rezoning from industrial to residential, each owner that was present requested  
18 that the zoning change not be approved. Chairwoman Walls thanked the property owners for  
19 their input and said that the Commission would deliberate on their request. A poll was taken of  
20 the Commissioners. Commissioners Dowdall, Cruickshank, and Thomas agreed that the  
21 industrial zoning should remain for the aforementioned properties on Crystal Avenue.  
22 Chairwoman Walls would like to see industrial use continued for those there now; but if the use  
23 becomes discontinued, then it should change to residential. Commissioner Quick had no  
24 comment.

1           **Old Business #1 – Adult Business Legislation** – Director William Kastning and

2 Attorney Sharon VanEmburch discussed the proposed Adult Oriented Business Ordinance draft.  
3 The purpose of the proposed ordinance is to safeguard the safety, health, morals, and general  
4 welfare of the citizens of Denton, by addressing the secondary effects associated with  
5 unregulated Adult Oriented Businesses. The Planning Commission commented on the draft  
6 ordinance and proposed locations of properties that meet the requirement for the specified use. It  
7 was also noted that the Draft Comprehensive Plan Land Use Element would need to be updated  
8 to address the proposed locations. Discussions will continue at the May 25, 2010, Planning  
9 Commission meeting.

10           **Old Business #2 – Stormwater Management Ordinance No. 602** – Director Kastning

11 discussed the adoption of Ordinance No. 599 on April 5, 2010. The ordinance will bring Chapter  
12 106 of the Denton Town Code into conformity with state law; which is mandated by the State to  
13 be adopted by municipalities and counties by May 4, 2010. Since the ordinance's adoption,  
14 various stakeholders have asked the state legislature to adopt specific emergency regulations.  
15 These emergency regulations accommodate the transition to environmental site design (ESD) by  
16 allowing increased grandfathering and waiver provisions for existing projects and broaden the  
17 applicability of alternative practices for redevelopment projects; Ordinance No. 602 contains  
18 these new provisions.

19           Chairperson Walls entertained a motion. Planning Commissioner Dowdall motioned to  
20 forward a positive recommendation to the Denton Town Council.

21           Planning Commissioner Cruickshank seconded the motion. The motion passed  
22 unanimously.

23           **New Business #1 – 2009 Annual Report** – Director Kastning discussed the draft 2009

24 Annual Report. Maryland Department of Planning requires the Annual Report to be filed by July  
25 1, 2010. No vote was taken and discussion will continue at the May 25, 2010, meeting.

1            **Staff Item #2 – Plan Maryland** - Director Kastning reminded the Commissioners of the  
2 State of Maryland's effort to write a statewide growth plan. The Maryland Department of  
3 Planning is holding a series of thirteen (13) public forums. A local forum will be held on  
4 Wednesday, May 12, 2010, at Chesapeake College and at Salisbury University on Thursday,  
5 May 6, 2010. All Commissioners were invited to attend.

6            Meeting adjourned at 8:15 p.m.