

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**May 26, 2009**

**Planning Commission Members:**

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

\* Those Present  
\*\* Excused

**Visitors:**

Chris Coile	Robert Clendaniel
Sharon VanEmburch	Tristan Stewart
Wenfei Uva	Tim Monahan
Tim Glass	John Evans

**Recording:** Bill Kastning

1 PROCEEDINGS

2 The meeting was called to order by Chairwoman Walls at 6:00 p.m., on May 26, 2009, 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 minutes of the  
5 April 28, 2009, Planning Commission meeting and the Working Session minutes of May 13,  
6 2009. The minutes were approved as submitted.

7 Other Old Business – Tidewater Realty Investors

8 The applicant failed to appear. Planning Commissioner Thomas motioned to continue  
9 the appearance condition to the June 30, 2009, meeting. Planning Commissioner Quick seconded  
10 the motion. Planning Commissioner Danielson voted nay. The motion passed 4:1.

11 New Business #1 – Glenfield Preliminary & Final Subdivision – Chris Coile, Cynthia  
12 McCann, and Tristan Stewart were present to discuss the Glenfield subdivision. The Glenfield  
13 Subdivision had received preliminary subdivision approval contingent upon the Critical Area  
14 Commission growth allocation on September 2, 2008. The Critical Area Commission has not  
15 completed the growth allocation review process. The preliminary subdivision approval expired  
16 and applicant is requesting preliminary and final subdivision approval contingent upon critical  
17 area growth allocation.

18 The Planning Commission would like to see a crosswalk installed for the nearby Denton  
19 Elementary School.

20 The single family homes will have front loaded two-car garages and side loaded two-car  
21 garages on the corner lots. The streets will be wide enough for side street parking.

22 Planning Commissioner Danielson motioned to grant preliminary and final subdivision  
23 approval contingent upon Critical Area Commission growth allocation and project approval,  
24 installation of crosswalk, and houses with two car garages.

25 Planning Commissioner Thomas seconded the motion. The motion passed unanimously.

1           New Business #2 – Top Orchids, Inc., Preliminary Site Plan – Tim Glass, Engineer for  
2 Lane Engineering, made the presentation on behalf of Top Orchids requesting preliminary site  
3 plan approval. Wenfei Uva, Ag. Economic Development Specialist for Mid Shore Regional  
4 Council, attended the meeting to answer questions regarding the operation of the facility. There  
5 was discussion of the parking requirement of 23 vs. 21 shown on the site plan. On-premises  
6 sales will be allowed but the focus is wholesale commercial greenhouses.

7           Discussion ensued about waivers for parking, bufferyard, and curbing around parking  
8 area.

9           Two waiver motions were unanimously approved: 1) 21 parking spaces when 23 required  
10 and 2) Relocation of some bufferyard landscaping to the retention pond area. The applicant  
11 agreed to provide curbing around the ingress/egress to the parking lot, hence the waiver to  
12 eliminate this requirement was withdrawn.

13           Planning Commissioner Quick motioned to approve the preliminary site plan contingent  
14 upon the GMB engineering approval, provision of curbing along both sides of the parking lot  
15 entrance, and Board of Appeals setback variance approvals.

16           Planning Commissioner Danielson seconded the motion. The motion passed  
17 unanimously.

18           Bill Quick will not be attending the June 30<sup>th</sup> meeting.

19           Meeting adjourned at 7:07 p.m.

20           Meeting was reopened at 7:10 p.m. for Tidewater Realty Investors.

21           Old Business #1 – Tidewater Realty Investors/Simplified Site Plan – Tim Monahan,  
22 doctor for Eastern Shore Foot Care, apologized for his late arrival and requested that the meeting  
23 be reopened. Dr. Monahan, whose practice is currently located in the Denton Pharmacy  
24 building, confirmed the offices will be situated entirely on the first floor and the second floor  
25 will be for storage only. The first floor space is handicap accessible. He substantiated what the

1 applicant stated at the May meeting, that on-site parking of five spaces will be paved and off-site  
2 parking of five spaces will be accommodated through an agreement with J.C. Darling.

3 Planning Commissioner Danielson motioned to reconfirm the approval of the simplified  
4 site plan contingent upon planning staff receiving a parking agreement with J.C. Darling  
5 specifying five parking spaces.

6 Planning Commissioner Miller seconded the motion. Commissioner Thomas had  
7 previously left, thereby allowing Alternate Commissioner Case to vote. The motion passed  
8 unanimously.

9 Meeting adjourned at 7:30 p.m.