

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**June 30, 2009**

**Planning Commission Members:**

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

\* Those Present  
\*\* Excused

**Visitors:**

Wenfei Uva  
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 June 30, 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 May 26, 2009, Planning Commission meeting and the Working Session minutes of June 10,  
6 2009. The minutes were approved as submitted.

7 Old Business #1 – Top Orchids, Inc., Final Site Plan – Tim Glass, Engineer for Lane  
8 Engineering, made the presentation on behalf of Top Orchids requesting final site plan approval.  
9 Wenfei Uva, Ag. Economic Development Specialist for Mid Shore Regional Council, attended  
10 the meeting to answer questions regarding the operation of the facility.

11 The final site plan reflects a 25 foot setback as required in the Denton Industrial Park  
12 covenants.

13 Board of Appeals granted the setback variance on June 8, 2009.

14 George, Miles & Buhr reviewed and approved the revised plans.

15 Planning Commissioner Danielson motioned to approve the final site plan contingent  
16 upon the Caroline Soil Conservation approval for sediment control.

17 Alternate Planning Commissioner Case seconded the motion. The motion passed  
18 unanimously.

19 Other Old Business – None

20 New Business #1 –Table of Density Ordinance – Director Kastning discussed the  
21 proposed ordinance amendment to the Table of Density and Dimensional Regulations for multi-  
22 family dwellings including apartments and townhouses.

23 Planning Commissioner Miller motioned to forward a favorable recommendation to the  
24 Denton Town Council for the ordinance amendment.

1 Planning Commissioner Danielson seconded the motion. The motion passed  
2 unanimously.

3 Other New Business – None.

4 Staff Item #1 – Signage Ordinance – The Planning Commission discussed proposed  
5 changes to the central commercial sign ordinance. The Planning Commission would like to  
6 schedule a meeting with the downtown business owners and property owners to discuss proposed  
7 changes.

8 Comments made by the Planning Commission members were visibility issues, window  
9 signage, vacant storefronts, A-frame signs, and restaurant bulletin board.

10 Staff will coordinate a meeting.

11 Meeting adjourned at 6:37 p.m.