

Denton Planning Commission

Minutes

Town of Denton

July 28, 2009

Planning Commission Members:

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

* Those Present
** Excused

Visitors:

Robert Clendaniel
Judy Ireland
Robert Lorenz
Ann Jacobs
Erich Herrmann

John Evans
Sue Cruickshank
Michael McCrea
Cindy Draper

Recording: Donna Todd

1 PROCEEDINGS

2 The meeting was called to order by Chairwoman Walls at 6:00 p.m., on July 28, 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 June 30, 2009, Planning Commission meeting and the Working Session minutes of July 8, 2009.
6 The minutes were approved as submitted.

7 Other Old Business – None

8 New Business #1 – 406 Market LLC/Simplified Site Plan – Michael McCrea, potential
9 owner of 406 Market LLC, and Bob Lorenz, Architect, made the presentation for a change of use
10 at 406 Market Street. The cottage use was a music retail store and the main structure use was
11 residential. Mr. McCrea is requesting approval for the cottage use to be changed to office space
12 and the main structure first two floors changed to commercial.

13 The Planning Commission's concerns were with the amount of parking required and
14 having sufficient parking to accommodate uses. The parking requirement per the Town Code
15 was 15 spaces, but can be waived or modified downward for the Central Business Commercial
16 zoning district.

17 The discussion with the applicant included making the first floor of the main house
18 handicap accessible and determining if the carriage house was structurally sound.

19 Planning Commissioner Quick motioned to approve the simplified site plan for the
20 change of use of the cottage to office space, for change of use for the first two floors of the main
21 structure to commercial space, contingent upon the third floor to be used for storage only, to
22 have the carriage house inspected to determine if it is structurally sound prior to any parking use,
23 and to obtain a parking agreement for the five off-site parking spaces.

24 Alternate Planning Commissioner Case seconded the motion. The motion passed
25 unanimously.

1 New Business #2 – Signage Ordinance – The Planning Commission discussed the
2 proposed changes with downtown business owners. The Planning Commission asked staff to
3 forward a copy of the proposed changes to the downtown business owners and the Historic and
4 Architectural Review Commission for comments.

5 Some items of concern to the downtown business owners were storefront signage,
6 window signage, projecting signage, and temporary signage.

7 A suggestion was made to find ways for the downtown business district to piggyback on
8 to the Walmart* project.

9 New Business #3 – Town Survey – The Planning Commission reviewed the final draft of
10 the survey and requested minor changes prior to mailing.

11 Other New Business – None.

12 Meeting adjourned at 7:45 p.m.