

Denton Planning Commission

Minutes

Town of Denton

September 29, 2009

Planning Commission Members:

Doris Walls, Chairperson*
Dean Danielson*
Valerie Miller*
William Quick*
Ummu Bradley Thomas*
Sue Cruickshank*

* Those Present
** Excused

Visitors:

Tristan Stewart
Janice Clere
Sarah Everhart
Ernie Crofoot

John P. Evans III
Judy Ireland
Robert Jarrell
Ann Jacobs

Recording:

Donna Todd
Janice Henderson
Bill Kastning

1 PROCEEDINGS

2 The meeting was called to order by Chairwoman Walls at 6:00 p.m., on September 29,
3 2009, at 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 August 25, 2009, Planning Commission meeting and the Working Session minutes of September
6 9, 2009. The minutes were approved as submitted.

7 Other Old Business – None

8 New Business #1 – Gay Street Redevelopment/Preliminary Site Plan Extension – Tristan
9 Stewart, Project Manager from McCrone, Inc., made the request for an extension on the
10 preliminary subdivision plan on behalf of Bob Ciprietti, developer for the Gay Street
11 Redevelopment project. The approval extension request is for the original 24 lots and conditions
12 granted on March 31, 2009.

13 Planning Commissioner Thomas motioned to approve the six month extension for the
14 preliminary subdivision plan with previous conditions.

15 Planning Commissioner Quick seconded the motion.

16 Planning Commissioner Miller and Chairwoman Walls voted nay.

17 The motion passed 3:2.

18 New Business #2 – Ruff/Suppo/Caroline County Annexation – Sarah Everhart, Attorney
19 for H. J. Ruff Family Partnership, made the presentation for the proposed annexation. Robert
20 Jarrell, Attorney for Suppo and Wells Investments, LLC, and Ernie Crofoot, Attorney for the
21 Caroline County Commissioners were available to answer questions.

22 The gas tanks have been removed at the Cindy's Country Store. The State of Maryland
23 Highway Administration has been approached for entrances.

1 Ernie Crofoot stated renovations are currently underway at the Caroline County Transit
2 Authority building because of funding. Mr. Crofoot has contacted Scott Getchell, Director of
3 Public Works, for water and sewer connection.

4 The proposed annexation properties are consistent with the current 1997 Comprehensive
5 Plan and the draft Comprehensive Plan. Zoning is consistent with the contiguous highway
6 commercial properties.

7 Planning Commissioner Quick motioned to forward a positive recommendation to the
8 Denton Town Council to proceed with the annexation as presented with highway commercial
9 zoning.

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

11 New Business #3 – Ordinance No. 587 Adult Businesses Moratorium

12 Planning Commissioner Quick motioned to accept Ordinance No. 587 and forward a
13 positive recommendation to the Denton Town Council.

14 Planning Commissioner Danielson seconded the motion. The motion passed
15 unanimously.

16 New Business #5 – Ordinance No. 590 Amending Zoning Ordinance to include use of
17 Adult Oriented Businesses

18 Planning Commissioner Thomas motioned to accept Ordinance No. 590 and forward a
19 positive recommendation to the Denton Town Council.

20 Planning Commissioner Danielson seconded the motion. The motion passed
21 unanimously.

22 New Business #4 – Ordinance No. 589 Re-application of Redevelopment Floating Zone -

23 Planning Commissioner Miller motioned to deny the renewal of Ordinance No. 590 and
24 forward a negative response to the Denton Town Council.

25 Planning Commissioner Danielson seconded the motion.

1 Planning Commissioner Quick and Planning Commissioner Thomas voted nay.

2 The motion passed 3:2.

3 New Business #6 – Central Business Commercial District Parking – Director Kastning
4 discussed the proposed central business commercial district parking ordinance with the Planning
5 Commission. The proposed ordinance will allow Director Kastning to approve
6 administrative/simplified site plans and parking in the Central Business Commercial district to
7 simplify the approval process and encourage economic development in the downtown.

8 New Business #7 – Central Business District Signage – Mrs. Todd updated the Planning
9 Commission on the previous signage meetings and the response from the business owners in the
10 Central Business Commercial district. Proposed changes to the current signage ordinance were
11 discussed.

12 Judy Ireland, All Good Things, and Janice Clere, What's New Shop, are requesting
13 projecting signs for their retail storefronts. The current sign ordinance permits one projecting
14 sign per building. Their building has two separate store fronts and one common entrance. Ms.
15 Ireland and Ms. Clere are not in favor of window signage and prefer projecting signage to make
16 stores more visible to the traffic.

17 Schaffner Printing has a projecting sign and has been located in the building for 20+
18 years. Changing the current sign ordinance will cause the Schaffner Printing sign to become a
19 nonconforming sign. Nonconforming signs are grandfathered and not permitted to be replaced
20 only repaired. When the sign is destroyed, it will not be permitted to be replaced.

21 The Planning Commission members were in favor of allowing additional projecting signs
22 and changing the ordinance to allow all storefronts to have projecting signage.

23 The Planning Commission would like the grandfathered Schaffner Printing sign to be
24 replaced or repaired.

25 The Planning Commission discussed the noncompliance issues in the downtown.

1 New Business #8 – Other – Director Kastning distributed a copy of the final survey
2 results to the Planning Commission.

3 Director Kastning updated the Planning Commission on the extension approval from the
4 Maryland Department of Planning granting the extension for the Comprehensive Plan.

5 No other new business.

6 Meeting adjourned at 7:50 p.m.