

2005

January 22, 1996

The meeting of the commissioners of Denton was called to order at 7:00 P.M. by Vice-Mayor George McManus in the absence of Mayor Branson who was attending a training function for the Denton Volunteer Fire Company. Agenda items that had been scheduled for discussion during the January 8, 1996 commissioners meeting, which was canceled due to a snowstorm, have been added to this meeting's agenda. Commissioners Coursey, Hollingsworth, and Porter were in attendance.

The meeting was opened by Commissioner McManus leading those in attendance in the pledge of allegiance to the flag.

After review of the minutes from the December 18th, 1995 meeting, a motion was made by Commissioner Porter to accept the minutes as written. Commissioner Coursey seconded and the motion was carried.

Ms. Terry Fearins, Town Manager, administered the oath of office to Commissioner D. Scott Hollingsworth.

The following officers were elected among the commissioners:

Mayor - Mr. McManus was nominated by Mr. Porter and seconded by Mr. Hollingsworth.

Vice-Mayor - Mr. Branson was nominated by Mr. Hollingsworth and seconded by Mrs. Coursey.

Mayor Pro-Tem - Mr. Porter was nominated by Mrs. Coursey and seconded by Mr. McManus.

Mayor McManus administered the oath of office for the position of Clerk/Treasurer to Richard K. Allen.

Old Business

Agenda No. 1 - Krida Property Re-Zoning Request

Ms. Jennifer Shull, Director of Housing and Community Development, discussed the rezoning request by Mr. and Mrs. Krida of their property located at the southeast corner of Franklin and Seventh Streets. They have requested a rezoning of the property to General Commercial (GC) from Mixed Residential (MR).

The Krida's purchased the property with the condition that the property be zoned General Commercial in 1987 and it has been used as office space since 1987 under a special use exception. The commissioners reviewed the minutes from the December 19, 1995 Planning Commission meeting in which comments from various individuals regarding this property were made.

The property has been used since 1987 as office space under a special use exception. It has been estimated by Ms. Sherry Noren, Owner/Broker of Choptank Realty in Denton, Md., that the value of the property, now listed, could vary from \$65,000 as MR to \$125,000 as GC.

Although the current special use exception allows the property to be used as office space the commissioners discussed concerns that a rezoning to GC could allow significant changes in the property's use at a later time which would offset goals to eliminate spot zoning addressed in the Comprehensive Plan.

A motion was made by Commissioner Porter to accept the Planning Commission's recommendation that the rezoning application for the above mentioned property did not warrant the introduction of additional legislation and therefore not to approve the rezoning application. The motion was seconded by Mrs. Coursey and passed.

2006

Agenda No. 2 - Coursey Park Bids

Ms. Shull discussed the re-bidding of the playground equipment which resulted in two bid proposals. Her suggestion was that the Commissioners approve the bid from Taylor Sports & Recreation which was the lowest bid from a responsible bidder.

Ms. Shull confirmed that there were adequate funds in the budget for this item when asked by Commissioner Hollingsworth. Commissioner Porter made a motion to award the bid for the Coursey Park playground to Taylor Sports & Recreation. The motion was seconded by Commissioner Hollingsworth and passed.

Agenda No. 3 - Gibson Sewer Line

Discussion related to Ms. Gibson's request to hook into the town's sewer line was postponed because her father, Mr. Thomas Brown, had requested the opportunity to address the commissioners but was unable to attend. The request will be added to the next scheduled commissioners meeting.

Agenda No. 4 - Ken Riley Property 510 Lincoln Street

Ms. Shull reviewed for the commissioners the fact that Mr. Ken Riley had approached the town initially offering to sell his property at 510 Lincoln Street. The goal is to acquire the property, demolish an existing structure, and to pursue the building of a home which would qualify for low income housing.

Mr. Rob Roy who resides at 517 Gay Street has requested through his attorney, Mr. Robert Thornton, to purchase the property and to clear and maintain it as open space. This property borders the rear of Mr. Roys's home and another open lot which he had purchased earlier.

Mr. Roy stated that he and Mr. Riley had an oral agreement related to his purchase of the property but that Mr. Riley decided to offer the lot to the town because it would result in a more favorable financial position with the Internal Revenue Service. Mr. Roy offered to purchase the property, demolish the existing structure, and to allow the town to hold the deed as long as it was maintained as open space. Ms. Fearins, Town Manager, explained that the Town was not in a position to interfere with Mr. Riley's plans to sell. Although Mr. Roy has available a petition signed by 26 residents who would want the lot maintained as open space, his request would need to be presented and accepted by Mr. Riley. The town is only in a position to reply to Mr. Riley's offer now to donate the lot to the town.

Commissioner Hollingsworth motioned that the commissioners go into executive session at this point. After a second by Mayor McManus the motion was passed. The commissioners went into Executive Session at 8:05 P.M.

The commissioners returned from Executive Session at 8:20 P.M.

Commissioner Porter made a motion that the Town should acquire Mr. Riley's property located at 510 Lincoln Street with General Funds, demolish the existing structure, and clean the lot. The motion was seconded by Commissioner Hollingswoth and passed unanimously.

Agenda No. 5 - Joppa Steamboat Landing ISTE Application

Mr. Carl Scheffel was in attendance and reviewed the scope of a proposed project related to the funding request through the Transportation Enhancement Project. He discussed four (4) topics which relate to the overall project.

2007

Topic #1 - Follow up request by OLd Harford Town Maritime Center (OHTMC) for grant funding to provide historical maritime research, mapping and exhibits for the Upper Choptank River in Caroline County.

Topic #2 - Request for planning assistance to develop exhibits and artifacts processing lab to be used in conjunction with museum educational programs.

Topic #3 - Request by OHTMC to co-sponsor property transfer and rehabilitation of Joppa Steamboat wharf to serve as a river/waterway trails destination through resolution.

Topic #4 - Request to have West Denton designated as a "Revitalization Area" by the Maryland Secretary of Housing and Community Development .

A motion was made by Commissioner Porter to draft a letter which indicated the support of the town for both topics #1 & #2 to be used in conjunction with the funding request of the Joppa Steamboat Landing ISTE A application. After a second by Commissioner Hollingsworth the motion was passed unanimously.

Also, a motion was made by Commissioner McManus to adopt Resolution No. 454 which supports the Old Harford Town Maritime Center application for funding from ISTE A for the Transportation Enhancement Project of the Joppa Steamboat Landing Acquisition and Development (Topic # 3). This motion was passed unanimously after a second by Commissioner Hollingsworth.

Other Old Business

Mayor McManus requested a reschedule date for the financial workshop with the town auditor, Mr. John Montoro, since it had been cancelled due to a snowstorm. He asked Ms. Fearins if it would be possible to have a preliminary fiscal 96/97 budget proposal available for review during the workshop. Ms. Fearins felt that the preliminary budget could be available and the date was set for Thursday February 22, 1996 pending the availability of Mr. Montoro.

Commissioner Hollingsworth asked for an update on the move of the home currently sitting in the parking lot of the old Wecher Whistle building. Ms. Shull explained that the recent weather conditions had prevented the move to this point. The current scheduled date to move the home to 506 High Street is February 6, 1996 if it is possible to coordinate the utility coverage by Delmarva Power and Light.

Commissioner Branson arrived at this time (8:45 P.M.).

New Business

Agenda No. 1 - Littering Ordinance - New Ordinance for Introduction

Ms. Shull reviewed the proposed Ordinance which prohibits littering on both public and private property and establishes the violation of said Ordinance as a Municipal Infraction.

After a brief discussion regarding recent public comments about the increasing amount of trash seen on downtown streets and also if the proposed Ordinance would give the town the ability to enforce instances of people from outside the town's limits depositing trash in receptacles, a motion was made by Commissioner Hollingsworth to introduce Ordinance No. 345. The motion was seconded by Commissioner Porter and passed.

2008

Agenda No. 2 - Municipal Infraction Ordinance Amendment - Introduction

A motion was made by Commissioner Branson to introduce Ordinance No. 346 - An ordinance amending Chapter 20-2 of the Code of the Town of Denton, to increase the amount of municipal infraction fines issued under certain Ordinances to that maximum fine allowable under Article 23A, Section 3 of the Maryland Annotated Code. The motion was seconded by Commissioner Porter and approved unanimously.

Agenda No. 3 - One and Two Family Dwelling Code Amendment - Introduction

Ms. Shull reviewed the memo from Mr. William Porter, Building Codes Inspector, which listed his recommendations regarding the adoption of the 1995 CABO One and Two Family Dwelling Code. He identified that the current BOCA in force had been superseded twice ; in 1992 and 1995. Also, CABO standardizes requirements by using a compilation of data from the BOCA code among others. Additionally BOCA states regulation in terms of measured performance rather than CABO which states in rigid specifications of materials and performance.

Mayor McManus questioned how CABO would tie to the state programs and it was explained that we would have access to other areas codes via computer.

Commissioner Porter motioned to introduce Ordinance No. 347, an Ordinance regulating the fabrication, erection, construction, enlargement, alteration, repair, location and use of detached one and two family dwellings, their appurtenances and accessory structures in the jurisdiction of the Town of Denton; and providing for the issuance of permits and providing penalties for the violation thereof, and repealing all ordinances and parts of ordinances in conflict therewith. Commissioner Hollingsworth seconded the motion which was passed unanimously.

Agenda No. 4 - Administration Subdivision County Health Department Fees

Ms. Shull discussed a recent county administration fee of \$150.00 which was charged to a town resident for a request to only move a property line. We do not charge for this request and she questioned the amount being charged by the county in relation to the service rendered.

Mayor McManus requested that Ms. Shull confirm with the county staff who or what identifies the requirement for this \$150.00 fee for this specific request of a property line movement.

Commissioner Porter made a motion to have Ms. Shull draft a letter to the County Commissioners requesting the identification of the authorization document for the fee being reviewed and to confirm the town commissioners support of the waiving or reduction of the \$150.00 fee charged to Mr. Richard Lawrence related to his request to move a property line.. The motion was seconded by Commissioner Branson and passed unanimously.

Agenda No. 5 - High Street Subdivision

Ms. Shull requested that Mayor McManus sign plats for the High Street Subdivision which require a line revision.

Commissioner Branson made a motion to have Mayor McManus sign the plats as presented, a second was made by Commissioner Porter , and the motion was passed.

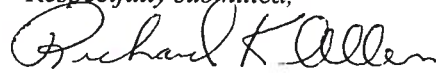
2009

Other New Business

Mayor McManus asked Chief Harmon to review the possibility that the current traffic light located at 3rd. and Market Street would be more effective if moved to the intersection of 2nd. and Market.

With no further business to discuss, the meeting was adjourned at 9:02 P.M.

Respectfully submitted,



Richard K. Allen, Clerk