Centreville Planning Commission May 15, 2024 7:00 p.m.

MINUTES

The May 15, 2024 Centreville Planning Commission meeting was called to order at 7:00 p.m. by Kara Willis, Chair; in the Liberty Building, second floor meeting room. The following members and staff were present: Kara Willis, Chair; Tim Zuella, Vice Chair; Pat Fox, Nancy Emerick and Kyle Farabaugh, Members; Dan Worth, Town Council Member; Will Chapman, Acting Town Attorney; Stacey Dahlstrom, Town Planner and Betty Jean Hall, Administrative Assistant.

Review of Minutes from Previous Meetings

Review of the minutes was deferred until the next meeting.

Citizen Comment

No citizens provided comments.

New Business

- a. Election of Officers
 - Mr. Chapman announced the offices of Chair, Vice Chair and Secretary were up for election.
 - Ms. Willis was nominated for the office of Chair and unanimously approved.
 - Mr. Zuella was nominated for the office of Vice Chair and unanimously approved.
 - Ms. Emerick was nominated for the office of Secretary and unanimously approved.

Old Business

- a. Visioning Concepts Pennsylvania Avenue & Growth Area
 - Ms. Dahlstrom invited the commission members to break into two even groups for the visioning exercise.
 - Mr. Dahlstrom, Upper Eastern Shore Regional Planner stated the growth area parcel will be the focus of this exercise with each team designing a complete neighborhood on trace paper.
 - Mr. Zuella, Ms. Emerick and Ms. Willis' group created the below image:



• Mr. Farabaugh, Ms. Fox and Mr. Worth's group created the below image:



• The entire commission along with Mr. Dahlstrom, Ms. Dahlstrom and Mr. Worth then worked on a trace paper sketch of the Town owned Pennsylvania Avenue property.

Zoning Issues

- a. 216 N Commerce Street exterior color
 - Ms. Dahlstrom stated that following the Board of Appeals hearing for the variance at 216 N Commerce Street the owner of the property asked her for a recommendation of what color the building should be.
 - After reviewing the colors of other homes and businesses in the vicinity of this parcel as well as an online search for historic color swatches the commission members agreed on Magnolia Home James Hardie Stone Beach or Stone Paver with a white or light-colored trim.
 - Ms. Willis requested a review of the site plan approval of Taco Bell for an awning and seating at the front of the building.

Citizen Comment

No citizens provided comments.

Adjournment

There being no further business, Ms. Willis moved to adjourn the May 15, 2024 Planning Commission meeting. Mr. Zuella seconded the motion, which passed unanimously. The meeting was adjourned at 9:37 p.m.

Respectfully submitted,

Betty Pen Hall

Betty Jean Hall

Administrative Assistant

Action Items

- Ms. Willis elected Chair.
- Mr. Zuella elected Vice Chair.
- Ms. Emerick elected Secretary.