

Centreville Planning Commission
Work Session
August 7, 2024
7:00 p.m.

MINUTES

The August 7, 2024 Centreville Planning Commission work session 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; Nancy Emerick, Secretary; Pat Fox, Mitchell Delaney, Kyle Farabaugh and Wendy Emerson, Members; Stacey Dahlstrom, Town Planner; Michael Whitehill, Town Engineer; and Betty Jean Hall, Administrative Assistant.

Discussion

a. Tiny Home Presentation/Discussion

- Steve Layden, of compacthomes.com, discussed how tiny houses create opportunities for people who may be downsizing from larger houses and would like to live more simply or compactly, and potentially more in tuned with earth. He designs high performance, super insulated houses. None of his designs are over 3 bedrooms.
- Mr. Layden's designs range from about 400 to 1500 sq. ft. and are meant to be built on a foundation.
- Mr. Layden shared the idea of a pocket neighborhood that would consist of 10-20 cottages in a community with shared facilities and open spaces.
- Ms. Dahlstrom stated a definition of tiny home is needed in the Town of Centreville Zoning Code.
- Mr. Whitehill stated a pocket neighborhood of this style could be used as aftercare for individuals having the caregiver quarters on the second floor.
- Carol Perdue, an Occupational Therapist, has worked with seniors for 35 years and in her opinion, seniors need a better way to age.
- Ms. Perdue stated many people are not at the level of needing nursing home care but do not have the funds to live at an assisted living facility.
- Ms. Perdue and Mr. Layden have been developing a concept home which would be fall proof and would have some modern technology for things such as virtual monitoring for automated medication dispensing.
- Mr. Dahlstrom shared his concept drawing on a portion of the annexed Providence Farm property with a grid pattern development at different levels of density, stream daylighting, rain gardens and alleys.

Adjournment

There being no further business, the work session adjourned at 8:27 p.m.

Respectfully submitted,



Betty Jean Hall
Administrative Assistant