

Centreville Planning Commission
September 18, 2024
7:00 p.m.

MINUTES

The September 18, 2024 Centreville Planning Commission meeting was called to order at 7:05 p.m. by Kara Willis, Chair; in the Wharf Building, second floor meeting room. The following members and staff were present: Kara Willis, Chair; Nancy Emerick, Secretary; Mitchell Delaney, and Kyle Farabaugh, Members; Dan Worth, Town Council Member; Sharon VanEmburch, Town Attorney; Stacey Dahlstrom, Town Planner; and Betty Jean Hall, Administrative Assistant.

Review of Minutes from Previous Meetings

- a. Ms. Willis moved to approve the May 15, 2024 meeting minutes as submitted. Mr. Farabaugh seconded the motion, which passed with 3 ayes and 1 abstention.
- b. Ms. Willis moved to approve the June 26, 2024 meeting minutes as amended. Ms. Emerick seconded the motion, which passed unanimously.
- c. Ms. Willis moved to approve the August 21, 2024 meeting minutes as submitted. Ms. Emerick seconded the motion. The vote consisted of 2 ayes, 2 abstentions – the minutes were tabled until the next meeting.

Citizen Comment

No citizens provided comments.

Old Business

- a. Future Land Use Map Amendments – Comprehensive Plan: 2040
 - Ms. Dahlstrom provided the members with a spreadsheet of parcels that are proposed to have their land use designations changed.
 - Ms. Emerick moved to amend the Future Land Use Designations on 409 and 401 Kidwell Avenue from Commercial to Residential. Mr. Farabaugh seconded the motion, which passed unanimously.
 - Ms. Willis moved to amend the Future Land Use Map to include Tax Map 44C, Parcels 902, 906, 938 and 939 as part of the Central Business District. Ms. Emerick seconded the motion, which passed unanimously.
 - Ms. Emerick moved to amend the Future Land Use Designation of Map 44, Parcel 60 from Growth Area Annexation to Complete Neighborhood with documents to include the letter of recommendation from the Planning Commission to Town Council on the proposed annexation. Ms. Willis seconded the motion, which passed unanimously.
 - Ms. Willis moved to amend the Future Land Use Map to change Map 44B; the rear portion of Parcel 1056, 2641 Centreville Road from Resource Conservation Open Space to Commercial. Ms. Emerick seconded the motion, which passed unanimously.
 - Ms. Willis moved to amend the Future Land Use Map to redesignate Map 44B, Parcel 1085, 425 S Commerce Street from Resource Conservation Open Space to Commercial. Ms. Emerick seconded the motion, which passed with 3 ayes, 1 nay.
- b. Proposed Text Amendment Language – 170-47 Site Plan Review Findings
 - Ms. Willis moved to forward a favorable recommendation of amendments to 170-47 Site Plans to the Town Council. Ms. Emerick seconded the motion, which passed unanimously.
 - Ms. Dahlstrom stated Ms. VanEmburch will make the document into an amendment form for forwarding to the Town Council.
- c. Master Tree List Recommendation from Centreville Tree Board
 - Ms. Willis stated the Tree Board has the authority to approve the Master Tree List.
 - The Tree Board forwarded the updated list to the Planning Commission as a courtesy in light of the future Street Trees – Manual of Specifications changes.

Miscellaneous Business / Correspondence

- a. Approved Building Permit list issued August 2024
- b. 2024 APA MD & MPCA Conference
 - Ms. Dahlstrom reminded the members of the conference dates set for October 20th thru 22nd taking place in Ellicott City, MD at the Turf Valley Resort. Early registration discounted rates will expire on September 20.
 - Ms. Emerick would like the Town to pay the registration fee for the conference. She will pay the room rental fee.
 - Mr. Delaney and Ms. Willis will be attending the conference.

Citizen Comment

No citizens provided comments.

Council Member Report

- Mr. Worth stated the Town Council approved the Resolution Annexing the lands of Providence Farms, LLC and related Zoning Ordinances. Public Hearings for Ordinance 08-2024 Moratorium and Ordinance 09-2024 Cannabis will be held on October 3. Ordinance 11-2024 Sidewalks will be introduced. The Council will also discuss murals in the historic district.

Adjournment

There being no further business, Ms. Willis moved to adjourn the September 18, 2024 Planning Commission meeting. The meeting was adjourned at 8:17 p.m.

Respectfully submitted,



Betty Jean Hall
Administrative Assistant

Action Items

- Approved the May 15, 2024 meeting minutes as submitted.
- Approved the June 26, 2024 meeting minutes as amended.
- Tabled the minutes of August 21, 2024 until the next meeting.
- Moved to amend the Future Land Use Designations on 409 and 401 Kidwell Avenue from Commercial to Residential.
- Moved to amend the Future Land Use Map to include Tax Map 44C, Parcels 902, 903, 938 and 939 as part of the Central Business District.
- Moved to amend the Future Land Use Designation of Map 44, Parcel 60 from Growth Area Annexation to Complete Neighborhood with documents to include the letter of recommendation from the Planning Commission to Town Council on the proposed annexation.
- Moved to amend the Future Land Use Map to change Map 44B; the rear portion of Parcel 1056, 2641 Centreville Road from Resource Conservation Open Space to Commercial.
- Moved to amend the Future Land Use Map to redesignate Map 44B, Parcel 1085, 425 S Commerce Street from Resource Conservation Open Space to Commercial.
- Forwarded a favorable recommendation of amendments to 170-47 Site Plans to the Town Council.