

**Centreville Planning Commission
Special Meeting
October 5, 2016
7:00 p.m.**

MINUTES

The October 5, 2016 Centreville Planning Commission special meeting was called to order at 7:00 p.m. by Elizabeth Brice, Vice Chair, in the Liberty Building, second floor meeting room. The following members and staff were present: Elizabeth Brice, Vice Chair; Penny Lins, Norma Coursey, and Dale Anderson, Members; George G. Sigler, Town Council President; Steve Walls, Town Manager; Sharon VanEmburch, Town Attorney; John Fury, Zoning Administrator / Watershed Manager; Chris Jakubiak, Acting Town Planner and Betty Jean Hall, Administrative Assistant.

Chair's Announcements

Ms. Brice announced she is sitting for Mr. Elliott because he is tending to his wife today and we will keep both of them in our thoughts and prayers for a good outcome.

New Business

- a. Matt Gitt, SolarCity – Board of Appeals Special Exception Request
- Case No. SE-1-16 – Proposed ground mount solar photovoltaic system on the property of Queen Anne's County Board of Education located at 125 and 231 Ruthsburg Rd., Centreville – For review and comment.

Mr. Anderson moved to forward a favorable recommendation to the Board of Zoning Appeals that the solar panels be installed as presented in the plans of SolarCity. Ms. Lins seconded the motion, which passed with 3 ayes, 0 noes and 1 abstained.

- b. Deliberation and decision on the lighting proposed by AutoZone site plan – Joe Pung, Langan on behalf of AutoZone

Mr. Jakubiak gave an overview of the lighting plan proposed by AutoZone and the staff memo he prepared. The question at this juncture is whether the proposed light fixture complies with the Design Standards. Mr. Pung noted there is no light that would be brought onto the neighboring properties. Mr. Anderson asked what the height of the light would be. Mr. Pung advised the height of the pole would be 12 foot from parking surface to the fixture. Ms. Lins asked if there are other LED lights at the shopping center. Mr. Fury stated that there are some LED lights at the shopping center that were used as replacements once an original light had reached the end of its life. Mr. Jakubiak commented the existing lights at the shopping center are open bottom fixtures which are legally non-conforming. Mr. Fury's opinion is that if the light is fully shielded and has full cut-off and that light is not bouncing off surrounding properties and up into the sky then you are meeting the spirit of the code. Mr. Jakubiak's perspective is this is the modern take on conventional lights. It is being used quite a bit in new site planning. This is not an unusual or novel light fixture. They may not be particularly appropriate for Lawyers Row or the center of Centreville where there is a historic pattern but in a modern business park may find a nice compatible place. Clearly this fixture does not contrast with the architecture of the building. This demonstrates the discernment needed in applying these Design Standards. Mr. Anderson moved that the Planning Commission approve as proposed the lighting plan for AutoZone as presented on the cut sheet as it does meets the criteria for the Design Standards for lighting in the business park area. Ms. Coursey seconded the motion, which passed with 3 ayes, 0 noes and 1 abstained.

Adjournment

There being no further business, Ms. Lins moved to adjourn the October 5, 2016 Planning Commission special meeting. Mr. Anderson seconded the motion, which passed with 3 ayes, 0 noes and 1 abstained. The October 5, 2016 Planning Commission special meeting adjourned at 7:34 p.m.

Respectfully submitted,

Betty Jean Hall

Betty Jean Hall
Administrative Assistant

Action Items

- Moved to forward a favorable recommendation to the Board of Zoning Appeals that the solar panels be installed as presented in the plans of SolarCity.
- Moved to approve the lighting plan for AutoZone as presented on the cut sheet as it does meet the criteria for the Design Standards for lighting in the business park area.