

**Centreville Planning Commission**  
**August 17, 2022**  
**7:00 p.m.**

**MINUTES**

The August 17, 2022 Centreville Planning Commission meeting was called to order at 7:03 p.m. by Kara Voight, Chair; in the Liberty Building, second floor meeting room. The following members and staff were present: Kara Voight, Chair; Tim Zuella, Vice Chair; Mitchell Delaney, Secretary and Nancy Emerick, Member; Steven K. Kline, Town Council President; Chris Jakubiak, Town Planner; and Betty Jean Hall, Administrative Assistant.

**Review of Minutes from Previous Meetings**

- a. Mr. Zuella moved to approve the July 20, 2022 meeting minutes as amended. Ms. Voight seconded the motion, which passed unanimously.

**Citizen Comment**

No citizens provided comments.

**Unfinished Business**

- a. Comprehensive Plan Discussion – Chris Jakubiak
  - Mr. Jakubiak provided Draft Chapter VI. Land Use that was distributed in member packets.
  - The changes in the Land Use chapter since the last review are the maps that are included which were updated using the Queen Anne’s County Geographic Information Services (GIS) maps.
  - Transportation, Community Facilities and Water Resource chapters will be reviewed in the month of September.
  - Ms. Voight requested the PUD designation on the Future Land Use map on Chesterfield Avenue be replaced with TND.
  - Mr. Jakubiak suggested a zoning map amendment removing the TND Zone and replacing with R-2 if density is a concern.
  - Mr. Delaney suggested a list of acronyms be included in the document with the glossary or appendix.
  - The Draft Comprehensive Plan will be available for public review by September 28.
  - The Planning Commission has planned a public workshop to receive comments on the Draft Comprehensive Plan to be held Wednesday, October 5.
  - Mr. Jakubiak asked the members to review Chapter VII. Transportation for discussion at the next meeting.

**Citizen Comment**

No citizens provided comments.

**Council Member Report**

Mr. Kline stated the Town Council is continuing negotiations about Growth Allocation for the Carter Farm development. Town Council is anticipating clarity of the wastewater treatment plant funding in the near future. The Town Council is in discussion about the potential of extending the sewer line to White Marsh Park. The paving of Rt. 213 starts Sunday from the Millstream bridge to Rt. 301. The Town Council election will be held on October 3. Jim Beauchamp, Tim McCluskey, Dan Worth and Jeff Kiel are candidates.

## **Adjournment**

There being no further business, Ms. Voight moved to adjourn the August 17, 2022 Planning Commission meeting. Mr. Zuella seconded the motion, which passed unanimously. The meeting adjourned at 8:35 p.m.

Respectfully submitted,



Betty Jean Hall  
Administrative Assistant

## **Action Items**

- Approved the July 20, 2022 Planning Commission meeting minutes as amended.