

Centreville Planning Commission
February 17, 2021
7:00 p.m.

MINUTES

The February 17, 2021 Centreville Planning Commission meeting was called to order at 7:00 p.m. by Kara Voight, Chair, in the Liberty Building, second floor meeting room. The following members and staff were present: Kara Voight, Chair; Darren Brown, Vice Chair; Pat Fox, Secretary, Vachel Downes, Joseph Cichocki, Patricia Cipriano, and Tim Zuella, Members; Tim McCluskey, Town Council President; Steve Walls, Town Manager; Sharon VanEmburch, Town Attorney; Chris Jakubiak, Town Planner; and Betty Jean Hall, Administrative Assistant.

Review of Minutes from Previous Meetings

- a. Ms. Voight moved to approve the January 20, 2021 Planning Commission meeting minutes as amended. Mr. Brown seconded the motion, which passed with 6 ayes, 0 noes, and Ms. Fox abstained.

Citizen's Comments

- No citizens provided comments.

Appearances

- Final Site Plan and Final Subdivision Plat – Railroad Avenue – Mini Warehouses and Outdoor Storage Area; Ashley Family Limited Partnership, Owner; Wm. Thomas Davis, DMS & Associates, Inc., Agent
 - An 80-foot-wide future public right-of-way is mapped for a future street to serve the potential development of the Turpin farm and connect to Little Hut Drive.
 - A screening buffer has been added to the plan along the east side of the property near Centre Park Apartments along with refurbishing the buffer along Railroad Avenue to comply with the original plat. A landscape schedule was provided which includes hickory, pin oak trees, eastern redwood, dogwood, hydrangea, oak leaf hydrangea and ink berry holly.
 - Mr. Davis stated the existing 25-foot concrete apron on Railroad Avenue will be widened to 30.
 - The new climate-controlled storage units will have 10 1/2-foot roof lines and wall mounted downlighting.
 - This site does allow 24-hour access.
 - Ms. Voight moved to approve the Final Site Plan for Proposed Mini Warehouses and Outdoor Storage Areas, Lands of Ashley Family Limited Partnership, Railroad Avenue having met the following conditions:
 1. Obtaining any necessary agency permits regarding encroachment into wetlands buffer, stormwater management and forest conservation areas.
 2. Agreement with Town of Centreville Department of Public Works regarding any required widening specifications of the existing driveway connection to Railroad Avenue.
 3. Bufferyards as part of February 2021 Planning Commission Appearance are implemented.Ms. Fox seconded the motion, which passed unanimously.
- Final Site Plan and Final Subdivision Plat – Lot E of the Centreville Business Park – Office/Warehouse; Comet Drive E, LLC & Coursevall, LLC, Owners; Kevin Shearon, DMS & Associates, Inc., Agent
 - Coursevall Drive Extended will serve as the public road extension from the Coursevall and Comet intersection to Laser Drive.
 - Majority of parking is on the North and East sides with a 4' tall loading dock on the South side.
 - Ms. Fox moved to approve both the Re-subdivision Final Plat and Subdivision Final Plat with conditions that the developer apply a 10' wide slope easement along the northern side of Coursevall Drive Extended and a 5' wide slope easement along the south of Coursevall Drive Extended and address any technical comments and otherwise demonstrate compliance with the standards and specifications required by the Town's Public Works Director and Engineer prior to the Final Plat being certified by Town signature. Mr. Brown seconded the motion, which passed unanimously.
 - Ms. Voight moved to approve the Final Site Plan of Lot E1, Centreville Business Park with the following conditions:

1. The extension of the existing sidewalk from current Coursevall Drive to the end of the extension of Coursevall
2. Adding a T-turn around at the end of Coursevall Extended
3. To address any technical comments and otherwise demonstrate compliance with the standards and specifications required by the Town's Public Works Director and Engineer prior to the Final Plat being certified by the Town's signature furthermore, the Planning Commission grants the modification waiver of parking requirements being to the sides and rear of the building.
4. Coursevall Drive Extended should be widened to 36' curb-to-curb as to provide street width continuity from existing Coursevall Drive.

Ms. Fox seconded the motion, which passed unanimously.

- Concept Site Plan and Preliminary Subdivision Plat – Lots K & L of the Centreville Business Park – Outdoor Grow Facility; Coursevall, LLC, Owner; Kevin Shearon, DMS & Associates, Inc., Agent & Laura Brown, Green Thumb Industries (GTI)
 - The preliminary subdivision plat would create Lot K at approximately 5.6 acres and Lot L at 6.9 acres. There are no improvements proposed at this time on Lot L.
 - GTI is currently the sole lessee and operator of the building on Lot I.
 - 2 outdoor grow areas are proposed, plants are in containers and irrigated with a controlled irrigation system. Plants will be cultivated, taken to the barn where they are dried and taken into the building on Lot I for processing.
 - Two greenhouses and one barn are proposed as part of this site plan.
 - Frontage on Lot K is on Laser Drive but there is a cross easement agreement between Lot I and Lot K.
 - The applicant is seeking relief from the 15% tree canopy ordinance on the basis that it would interfere with the grow operation. The overall business park has already met the forest conservation requirements.
 - The applicant will need to obtain a permit from the MD Department of the Environment to drill a well to supply the cannabis fields at the amount of approximately 10,000 gallons per day.
 - GTI has contracted with Earth Data, Inc. to do aquifer research.
 - Ms. Voight moved to approve the preliminary subdivision plat of Lot K, Centreville Business Park with the conditions that:
 - A 10' slope easement be platted along both sides of the right of way of Laser Drive Extended and
 - That an access easement be platted between Lots I and K in the location where inter-parcel access is planned with easement to be reviewed by Town Attorney.
- Mr. Cichocki seconded the motion, which passed unanimously.

New Business

- Ordinance 01-2021 – Text Amendment – Agricultural Uses in the Planned Business District (PBD) – for review and recommendation to Council
 - GTI is supporting the text amendment to make agricultural uses allowed in the PBD.
 - The wording of the text amendment would insure that only within the PBD would the use “Agriculture” include growing cannabis. It also broadens the definition within the PBD only so that it encompasses the processing operations related to cannabis.
 - Ms. Voight moved to forward a favorable recommendation to the Town Council for Ordinance 01-2021 – Agricultural Uses in Planned Business District (PBD) with the following comment:
Change subsection (s) to read: Agriculture (excluding dairy, pasturing, viticulture, animal husbandry).
Agricultural use in the PBD District includes the growing and processing of cannabis authorized by and in accordance with a license issued by the State of Maryland.

Mr. Zuella seconded the motion, which passed unanimously.
- Ordinance 02-2021 – Text Amendment – Moratorium: Accessory Structures over 400 S.F. – for review and recommendation to Council
 - The period of time for the moratorium is six months which should give enough time to study the setbacks and possible buffering requirements that may be needed for an accessory structure over 400 s.f., prepare an ordinance to change the existing code and go through the adoption process.
 - This moratorium is valid in all zoning districts.

- Ms. Voight moved to forward a favorable recommendation to the Town Council for Ordinance 02-2021 – Moratorium: Accessory Structures over 400 S.F.
Ms. Fox seconded the motion, which passed unanimously.
- TAC – Technical Advisory Committee; Steve Walls, Town Manager
 - Mr. Walls reviewed a schedule that was prepared by Town staff for a Technical Advisory Committee which will review projects prior to coming before the Planning Commission.
 - The Town Manager, Director of Public Works, Town Clerk, Town Planner, Town Attorney and Town Engineer are members of TAC.
 - The goal is to have 12 days review time for the Planning Commissioners prior to the meeting date.

Old Business

- Comprehensive Plan – Schedule Update
 - March 3rd, April 7th and May 5th work sessions are being scheduled to work on the Comprehensive Plan.

Citizen Comment

- No citizens provided comments.

Adjournment

There being no further business, Ms. Voight moved to adjourn the February 17, 2021 Planning Commission meeting. Mr. Cichocki seconded the motion, which passed unanimously. The meeting adjourned at 10:22 p.m.

Respectfully submitted,

Betty Jean Hall

Betty Jean Hall
Administrative Assistant

Action Items

- Approved the January 20, 2021 Planning Commission meeting minutes as amended.
- Approved the Final Site Plan for Proposed Mini Warehouses and Outdoor Storage Areas, Lands of Ashley Family Limited Partnership, Railroad Avenue having met the following conditions:
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