

Centreville Planning Commission
Work Session
June 2, 2021
7:00 p.m.

MINUTES

The June 2, 2021 Centreville Planning Commission work session was called to order at 7:06 p.m. by Darren Brown, Chair, in the Liberty Building, second floor meeting room. The following members and staff were present: Darren Brown, Chair; Kara Voight, Vice Chair; and Tim Zuella, Member; Tim McCluskey, Town Council President; Steve Walls, Town Manager; Sharon VanEmburch, Town Attorney; Chris Jakubiak, Town Planner; and Betty Jean Hall, Administrative Assistant.

Discussion

a. Accessory Structures

- Mr. Jakubiak prepared a power point presentation to review and discuss accessory structures during this work session.
- A 1,000 sq. ft. structure sitting just 3 feet from a property line can impose a real burden on a neighboring property.
- Mr. Jakubiak's suggestion is to limit the square footage of accessory structures to 30% of the required rear yard. The required rear yard is the rear setback times the width of the lot.
- The definition of 'detached' was questioned. Is a garage detached if connected to a home by a breezeway?
- The building must still meet the definition of accessory. An accessory structure is meant to be secondary and subordinate to the house.
- Mr. Jakubiak's proposed minimum setback for accessory structures are:

0 – 200 sq. ft.	side: 5'	rear: 5'
200 – 650 sq. ft.	side: 7'	rear: 5'
Over 650 sq. ft.	side: 15'	rear: 10'
- Mr. McCluskey stated he believes the height of an accessory structure should dictate the setbacks from the side and rear property lines.
- Should a vegetative buffer should be required for an accessory structure over 650 sq. ft.?
- Should the architecture of an accessory structure determine its placement? Any steel structure shall be set back an additional 5 feet or shall be buffered with an additional row of trees, for example.

Adjournment

The June 2, 2021 Planning Commission work session adjourned at 8:28 p.m.

Respectfully submitted,



Betty Jean Hall
Administrative Assistant