

Centreville Planning Commission
March 15, 2023
7:00 p.m.

MINUTES

The March 15, 2023 Centreville Planning Commission meeting was called to order at 7:00 p.m. by Kara Willis, Chair; in the Liberty Building, second floor meeting room. The following members and staff were present: Kara Willis, Chair; Tim Zuella, Vice Chair; Pat Fox, Nancy Emerick, Wendy Emerson and Jeff Kiel, Members; Steven K. Kline, Town Council President; Daniel B. Worth, Council Member; Will Chapman, Acting Town Attorney; Chris Jakubiak, Town Planner; and Betty Jean Hall, Administrative Assistant.

Review of Minutes from Previous Meetings

- a. Ms. Willis moved to approve the February 1, 2023 work session minutes as amended. Ms. Emerson seconded the motion, which passed unanimously.
- b. Ms. Willis moved to approve the February 15, 2023 meeting minutes as submitted. Mr. Zuella seconded the motion, which passed unanimously.
- c. Ms. Willis moved to approve the March 1, 2023 work session minutes as submitted. Mr. Zuella seconded the motion, which passed unanimously.

Citizen Comment

No citizens provided comments.

Appearances

- a. Informal Architecture Discussion – Proposed Queen Anne’s County Board of Education Bldg. – Jeremy Kline and Rick Kleponis, WGM Architects
 - Mr. Jeremy Kline described the interior of the structure as building blocks that are approximately 4,000 square foot modules where one or two departments will be housed.
 - The translucent insulated fiberglass panels will allow high diffused daylight into the building.
 - The exterior is now comprised of brick, translucent panels, and metal roof and wall panels.

Old Business

- a. Draft Comprehensive Plan Discussion
 - Ms. Willis moved to open public comment regarding the draft comprehensive plan until a public hearing is set. Ms. Fox seconded the motion, which passed unanimously.
 - Ms. Willis reviewed the track changes that occurred during previous work sessions.
 - Text concerning the Technology Enterprise District (TED) was inserted where Light Industrial District was struck.
 - Mr. Jakubiak stated everything south of the extension of Taylor Mill Road is designated as farmland preservation.
 - Pg. 22; last paragraph, middle of last sentence beginning at: west side of U.S. Route 13 should be Route 301 End the sentence after 301, strike through the remainder. The 310 acres will need to be readjusted.
 - Page 53; 2nd bullet, middle of sentence: featuring commercial at street level and residential apartments above with a mix of commercial and attached residential buildings such as townhouse clusters as infill and redevelopment.
 - Page 53; last bullet: As noted on future land use map this plan recommends that the CBD be extended along the north side of Railroad Avenue to Little Hut Drive and the full length of the east side of Pennsylvania Avenue.
 - PUD topic: Mr. Jakubiak stated this is about the large parcels within town that already have zoning districts on them. The Town’s conventional approach is a designated zoning district. It is Euclidian

zoning, looking at the subdivision regulations and make the streets a certain width, the land is subdivided, and all the lots must be a certain size.

- Placing a PUD over an existing R-1 zone would allow the land to be developed at an R-3 zone's flexibility. PUDs do not increase the allowable density.
- Currently PUDs are an option that a developer must apply for. PUDs are approved through meetings and public hearings by the Planning Commission and Town Council. Town Council reviews a general development plan and preliminary site plan which is a role the Planning Commission typically occupies.
- The Draft Comprehensive Plan encourages PUDs as the preferred approach to development but that they be required on large tracts of land, not optional and not up to the developer. The expectations for a PUD would be codified into the Ordinance. The Planning Commission and Town Council would maintain their traditional roles.
- Mr. Jakubiak stated if you want to encourage more infill residential development you would keep the zoning in the draft plan the way that it is right now. The other alternative is to not use PUD at all, zone everything R-1 which is the lowest density and then you get more predictable development patterns, a safer review process, a cookie-cutter development and the result is fewer houses because you wouldn't have the flexibility to move everything around and the minimum lot size is going to be 15,000 square feet.
- Ms. Willis instructed the Commissioners to read the PUD and TND language in the zoning code and review the subdivision regulations table to assist in deciding what we want future neighborhoods to look like before moving forward on making recommendations in the draft plan.

Adjournment

There being no further business, Ms. Willis moved to adjourn the March 15, 2023 Planning Commission meeting. Mr. Kiel seconded the motion, which passed unanimously. The meeting adjourned at 9:43 p.m.

Respectfully submitted,



Betty Jean Hall
Administrative Assistant

Action Items

- Approved the February 1, 2023 work session minutes as amended.
- Approved the February 15, 2023 meeting minutes as submitted.
- Approved the March 1, 2023 work session minutes as submitted.
- Opened public comment regarding the draft comprehensive plan until a public hearing is set.