

Centreville Planning Commission
August 16, 2023
7:00 p.m.

MINUTES

The August 16, 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; Mitchell Delaney, Secretary; Pat Fox and Nancy Emerick, Members; Dan Worth and Jim Beauchamp, Council Members; Sharon VanEmburch, Town Attorney; and Betty Jean Hall, Administrative Assistant.

Chair's Announcements

Ms. Willis stated commission member Pat Fox is joining the meeting by Zoom. Comments that were submitted directly to Town Hall have been forwarded to the commission members and included in the packets.

Citizen Comment

Written comments were submitted by the citizens listed below.

Robin Anderson, Harmony Way; Mary Thompson; Sue Canfield, Harmony Way; James and Kathryn Buckheit, Concerto Avenue; Charlene McGrade, Overture Way; Kathleen McManus, Symphony Way; John Olson, Symphony Way; Susan Rayner; Anne Cassidy, Overture Way; Sandra Totten; and Terry Beatty

Those citizens who offered verbal comments during this citizen comment period were:

Rebecca Brown, Vice President of Government Affairs, Green Thumb Industries; Brian St. Peter, Green Thumb Industries State of Maryland General Manager; Tim McCluskey, Watson Rd.; Quentin Kent, Commerce St.; Tom Seymour, Symphony Village; Robert Montenegro, Symphony Village; Douglas Peed, Symphony Village; and Robert Eaves, Symphony Village

New Business

- a. Ordinance 05-2023 – Chapter 170 – Indoor Agriculture – for review and recommendation to Council
 - Ms. VanEmburch stated this ordinance would restrict expansion from the outdoor but would still allow indoor growth to happen. This ordinance is scheduled for a public hearing on September 21 at the Town Council level.
 - Ms. Emerick and Mr. Zuella asked when the odors are the strongest and if the odors come from the outdoor grow or the processing. Mr. St. Peter's response was the outdoor grow odor is most prevalent from September through October during the flowering stage and the odor during the remainder of the year is from the indoor processing of the plants.
 - Ms. Willis stated the Planning Commission's review is to weigh the proposed Ordinance against the Comprehensive Plan and the Zoning Code.
 - Ms. VanEmburch stated this amendment is not just particularly for GTI. Other farming that's occurring in the business park also cannot expand with this ordinance.
 - The commission members came to a consensus to table Ordinance 05-2023 until their next meeting.

- b. Ordinance 03-2023 – Penalty Reference Correction – for review and recommendation to Council
 - Ms. VanEmburch stated this ordinance is trying to make uniform the penalty sections throughout the Code.
 - Ms. Willis moved to forward a favorable recommendation of Ordinance 03-2023 to Town Council. Ms. Emerick seconded the motion, which passed unanimously.

- c. Ordinance 04-2023 – Chapter 170 – Electronic Signs – for review and recommendation to Council
 - Ms. VanEmburch stated the end result of this Ordinance is if you have a government or an institutional sign, in a non-residential district except the CBD along a state road where there is the

same or more intense zoning across the street and subject to the supplemental standards, then you could have an electronic sign.

- Ms. Willis moved to forward Ordinance 04-2023 to the Town Council with a favorable recommendation. Mr. Zuella seconded the motion, which passed unanimously.

Citizen Comment

Those citizens who offered verbal comment during this citizen comment period were:

Julie Seymour, Symphony Village; Quentin Kent, Commerce St.; Joe Sykes, Symphony Village; Rebecca Brown, GTI; Jim Beauchamp, Providence Farms; Dave Mitchell, Encore Ct.; and Douglas Peed, Concerto Ave

Review of Minutes from Previous Meetings

- a. Ms. Willis moved to approve the July 19, 2023 meeting minutes as submitted. Ms. Emerick seconded the motion, which passed with 4 ayes, 0 noes and one abstention.
- b. Ms. Willis moved to approve the August 2, 2023 special meeting minutes as submitted. Mr. Zuella seconded the motion, with 4 ayes, 0 noes and one abstention.

Adjournment

There being no further business, Ms. Willis moved to adjourn the August 16, 2023 Planning Commission meeting. Mr. Delaney seconded the motion, which passed unanimously. The meeting adjourned at 8:25 p.m.

Respectfully submitted,



Betty Jean Hall
Administrative Assistant

Action Items

- Approved the July 19, 2023 meeting minutes as submitted.
- Approved the August 2, 2023 special meeting minutes as submitted.
- Tabled Ordinance 05-2023 – Chapter 170 – Indoor Agriculture until the next meeting.
- Moved to forward a favorable recommendation to Town Council for Ordinance 03-2023 – Penalty Reference Correction.
- Moved to forward a favorable recommendation to Town Council for Ordinance 04-2023 – Chapter 170 – Electronic Signs.