

**Centreville Planning Commission**  
**September 20, 2023**  
**7:00 p.m.**

**MINUTES**

The September 20, 2023 Centreville Planning Commission meeting was called to order at 7:00 p.m. by Kara Willis, Chair; in the Vincit Building located at 110 Vincit Street, Queen Anne’s County Planning & Zoning meeting room. The following members and staff were present: Kara Willis, Chair; Tim Zuella, Vice Chair; Mitchell Delaney, Secretary; Pat Fox, Nancy Emerick and Jeff Kiel, Members; Steven K. Kline, Town Council President; Dan Worth, Council Member; Sharon VanEmburch, Town Attorney; and Betty Jean Hall, Administrative Assistant.

**Review of Minutes from Previous Meetings**

- a. Ms. Willis moved to approve the August 16, 2023 meeting minutes as submitted. Mr. Zuella seconded the motion, which passed unanimously.

**Citizen Comment**

A written comment was submitted by Lyn Smith, Symphony Village and read into the record by Ms. Willis.

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

Joseph Stevens, Attorney, 114 W Water St. representing Green Thumb Industries; Laura Brown, Green Thumb Industries Founder; Jeremy Kacuba, Green Thumb Industries Vice President of Operations; Tom Seymour, Symphony Village; Julie Seymour, Symphony Village; and Dan Worth, Commerce Street

**Old Business**

- a. Ordinance 05-2023 – Chapter 170 – Indoor Agriculture – for review and recommendation to Council
  - Ms. VanEmburch stated the Town Council has a public hearing tomorrow night on this ordinance, so they do need the Planning Commission’s recommendation to proceed with the hearing.
  - Ms. Willis requested clarification on whether this ordinance would prohibit the annual tilling of ground that happens in the larger part of the business park that is not part of an approved site plan.
  - Ms. VanEmburch stated as long as it continues on a regular basis it would still be allowed to continue and would be considered a non-conforming use.
  - Mr. Zuella stated it seems all the comments received against the ordinance thus far are regarding the smell. There is nothing in this ordinance that would stop the smell that exists.
  - Ms. Fox stated back in 2021 there was no disclosure by Green Thumb Industries (GTI) that an odor came with this crop. Without having that information is why we are at the point we are now. If the ordinance is approved there will be no more outdoor grow and that is where we get a lot of it in the fall. However, there is also a point to be made about having the appropriate industrial scrubbers, charcoal filters, etc. within the buildings to prevent the 3 – 4 times daily exhaust of the odors from within the building from grow from processing.

- Mr. Kiel stated the ordinance has come before us prior to having discussions with GTI to address the smell.
- Ms. Willis asked if there is record of how and when GTI was approached by the Town in an attempt to have a conversation about the smell.
- Mr. Kline stated there is a long form Q&A document on the Town's website that was promulgated by GTI and Councilmember Johnson to answer some of these questions.
- Mr. Kiel suggested giving GTI a timeline to come up with a plan to mitigate the odor or prepare an ordinance for limiting odor instead of limiting grow.
- Mr. Zuella moved to forward an unfavorable recommendation to Town Council for Ordinance 05-2023 – Chapter 170 – Indoor Agriculture. Mr. Kiel seconded the motion, which passed with 5 ayes and 1 no.

### **Citizen Comment**

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

Tom Seymour, Symphony Village; Mitchell Delaney, Providence Farms; Joseph Stevens, Attorney representing Green Thumb Industries; Julie Seymour; Symphony Village; Laura Brown, Green Thumb Industries; Joe Brown, Symphony Village

### **Council Member Report**

Council President Kline stated Town Council will hold hearings on the Comprehensive Plan as well as Ordinance 05-2023 at the next meeting on September 21, 2023. The consulting Town Planner position is in the process of being filled.

### **Adjournment**

There being no further business, Mr. Zuella moved to adjourn the September 20, 2023 Planning Commission meeting. Ms. Willis seconded the motion, which passed unanimously. The meeting adjourned at 8:08 p.m.

Respectfully submitted,



Betty Jean Hall  
Administrative Assistant

### **Action Items**

- Approved the August 16, 2023 meeting minutes as submitted.
- Moved to forward an unfavorable recommendation to Town Council for Ordinance 05-2023 – Chapter 170 – Indoor Agriculture.