

**Centreville Planning Commission**  
**Work Session**  
**December 6, 2023**  
**7:00 p.m.**

**MINUTES**

The December 6, 2023 Centreville Planning Commission work session 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; and Wendy Emerson, Member; Daniel B. Worth, Town Council Member; Stacey Dahlstrom, Town Planner; and Betty Jean Hall, Administrative Assistant.

**Discussion**

- Ms. Willis stated Table 2 has been finalized. The commercial infill is based on the current number the Town has set-aside for the business park and county complex.
- Map 1A, Growth Areas 4 and 5 lower boundaries should coincide with the parcel boundaries.
- Map 1B Tier Designations has been created. Tier I is currently serviced by sewer, Tier II is planned for sewer service and Tier IV A is planned for conservation and no major subdivisions on septic.
- Mr. Delaney requested the colors of the Tier Map be changed. The members agreed to change the current red to blue.
- Design standards recommendations from the 2009 Comprehensive Plan have been included as an appendix and an implementation item.
- Miscellaneous renumbering of Figures, Tables and Footnotes was completed.
- Ms. Willis stated Town Council will hold a public hearing and consider adoption of the Comprehensive Plan on December 14.
- The next regular meeting of the Planning Commission will be held on January 17, 2024.

**Adjournment**

There being no further business, Ms. Willis moved to adjourn the December 6, 2023 Planning Commission work session. Ms. Emerson seconded the motion, which passed unanimously. The meeting adjourned at 8:37 p.m.

Respectfully submitted,

*Betty Jean Hall*

Betty Jean Hall  
Administrative Assistant