

Centreville Planning Commission
February 11, 2015
7:00 p.m.

MINUTES

The February 11, 2015 Centreville Planning Commission meeting was called to order at 7:02 p.m. by Elizabeth Brice, Chair, in the Goodwill Volunteer Fire Company, first floor meeting room. The following members and staff were present: Elizabeth Brice, Chair; Penny Lins, Secretary; Kara Dunham, Dale Anderson, and Barton Ross; Members; Jim Beauchamp, Council Member; Steve Walls, Town Manager; Sharon VanEmburch, Town Attorney; John Fury, Zoning Administrator/ Watershed Manager; and Betty Jean Hall, Administrative Assistant.

Review of Minutes from Previous Meetings

- Mr. Ross moved to approve the December 17, 2014 Planning Commission Meeting Minutes, as amended. Ms. Dunham seconded the motion, which passed with 4 ayes, 0 noes, and Ms. Brice abstained.

Public Hearing – Growth Allocation Request

- The public hearing for Growth Allocation request began at 7:06 p.m.
- Ms. Brice welcomed those attending the Public Hearing. She advised that the purpose of the public hearing is to receive public comments on Growth Allocation request for the Carter Farm Traditional Neighborhood Development per Section 170-31.7 of the Code.
- Mr. Fury provided background information on the Code and specifics for Growth Allocation guidelines.
- Ms. Hall verified that the notice of the hearing was publicized in the Star Democrat, a newspaper printed and published in Talbot County (Please note that the Star Democrat is circulated in Queen Anne's County) and The Record Observer, a newspaper printed and published in Queen Anne's County.
- Jeff Thompson, Chesterfield LLC; Barry Griffith, Lane Engineering and Greg Sparhawk, GPS Designs provided information for the Carter Farm Traditional Neighborhood.
- Ms. Brice invited public comment from those in favor of the Growth Allocation request. Joe Brown, Concerto Avenue offered public comments.
- Ms. Brice invited public comment from those opposed to the Growth Allocation request. Jean Moore, Chesterfield Avenue; Denise Malueg, Chesterfield Avenue; and Caroline Weiss, Chesterfield Avenue offered public comments.
- Mary Margaret Goodwin, N. Commerce St. and Frank DiGialleonardo, on behalf of Corsica River Conservancy offered public comments neither for nor against the Growth Allocation request.
- There being no further business or comment on the Growth Allocation request, Ms. Lins moved that the hearing be adjourned. Ms. Dunham seconded the motion, which passed with 4 ayes, 0 noes, and Ms. Brice abstained. The February 11, 2015 Planning and Zoning Commission Public Hearing for Growth Allocation request adjourned at 7:35 p.m.

New Business

- The Planning Commission had discussion on the Growth Allocation request.
- Ms. Dunham moved to forward a favorable recommendation to the Town Council regarding the Growth Allocation request for the Carter Farm property. Mr. Anderson seconded the motion, which passed with 3 ayes, 0 noes. Ms. Brice and Ms. Lins abstained.
- Steve Layden, McCrone and Eden Roberts, Delaware Valley Development Company requested a second Final Site Plan Extension for Gravel Run Apartments.
- Ms. Dunham moved to deny the One Year Extension request for the Final Site Plan for the Gravel Run Apartments. Mr. Ross seconded the motion, which passed with 4 ayes, 0 noes, and Ms. Brice abstained.

Zoning Issues - Discussion

- Ms. Lins stated the mattress store doors and windows are covered with handwritten signs.
- Ms. Lins stated Red Zone has a lot of signage on the property and lighted signage in windows.
- Ms. Lins asked if the library needs a sign permit to hang a banner from the building.

Citizen Comment

- Mary Margaret Goodwin, Commerce St. provided comments.

Council Member Report

- The Town is beginning two projects, the Downtown Main Street Market Study and the Economic Development Study for which temporary signs approved by Town Council are to be exempt from the sign ordinance.

Adjournment

There being no further business, Ms. Lins moved to adjourn the February 11, 2015 Planning Commission meeting. Ms. Dunham seconded the motion, which passed with 4 ayes, 0 noes and Ms. Brice abstained. The February 11, 2015 Planning Commission meeting adjourned at 8:23 p.m.

Respectfully submitted,



Betty Jean Hall
Administrative Assistant

Action Items

- Approved the December 17, 2014 Planning Commission meeting minutes, as amended.
- Forwarded a favorable recommendation to the Town Council for the Growth Allocation request for the Carter Farm Property.
- Denied Final Site Plan Extension for Gravel Run Apartments.