



**PLANNING COMMISSION MEETING**  
**Minutes of January 25, 2021 6:00 p.m.**  
**Teleconference**  
**La Plata, Maryland 20646**

The Charles County Planning Commission held its regularly scheduled meeting virtually via Microsoft Teams on Monday, January 25, 2021 at 6:00 p.m.

**The following persons were present:**

Wayne Magoon, Chairman  
William Murray, Vice Chair  
Angela Sherard  
Kevin Wedding  
Elizabeth Theobalds, Deputy County Attorney  
James Campbell, Planning Director  
Heather Kelley, Program Manager  
Tetchiana Anderson, Planner III  
Kirby Blass, Planner III  
Amy Blessinger, Planner III  
Aimee Dailey, Planner III  
Kelly Palmer, Planner III  
Ben Yeckley, Planner III  
Melissa Hively, Clerk

**Not Present:**

Robin Barnes, Interim Secretary  
Dawud Abdur-Rahman

**1. Call to Order:**

The Chair called the virtual meeting to order at 6:00 p.m. with four (4) members in attendance.

**2. Approval of the Agenda:**

A **MOTION** was made by Mr. Wedding to approve the agenda, which was **SECONDED** by Ms. Sherard. The vote was unanimous, and the **MOTION** passed.

**3. Approval of the Minutes:**

None

**4. Chairman's Comments:**

Mr. Magoon acknowledged the efforts of Staff and his fellow Planning Commission members for adjusting their schedules to have this additional meeting.

**5. Personal Appearances:**

Ken Hastings – Commented on the implementation of the 2016 Comprehensive Plan.

**6. Public Hearings:**

None

**7. Public Meeting:**

**1. Milestone Communications, SDP-200044 - Adequate Public Facilities Findings**

Staff presented an overview of the Adequate Public Facilities Findings. The Planning Commission asked several questions. Next, the Applicants made themselves available to answer questions, however there were none. A **MOTION** was made by Mr. Wedding to issue a finding of adequate public facilities and to adopt and incorporate the Adequate Public Facilities Findings as presented in the Staff Report, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

**2. Dyson Property, SDP-200046 - Adequate Public Facilities Findings**

Staff presented an overview of the Adequate Public Facilities Findings. The Planning Commission had no questions for staff. Next, the Applicants made themselves available and answered several questions. A **MOTION** was made by Mr. Murray to issue a finding of adequate public facilities and to adopt and incorporate the Adequate Public Facilities Findings as presented in the Staff Report, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

**3. Aspenleigh, Revision #4, PLREV-200016**

Staff presented an overview of the Revision to the Preliminary Subdivision Plan. After the staff presentation, the Planning Commission asked several questions. Next, the Applicants made themselves available and answered additional questions. A **MOTION** was made by Mr. Wedding to approve the Revised Preliminary Subdivision Plan with the findings and recommendations included in the Staff Report, which was **SECONDED** by Ms. Sherard. The vote was unanimous, and the **MOTION** passed.

**4. Cedar Point Federal Credit Union, SDP-200023**

Staff presented an overview of the Site Development Plan. The Planning Commission asked several questions. Next, representatives for the Applicant made themselves available and answered several addition questions. A **MOTION** was made by Mr. Murray to approve the Site Development Plan with the conditions and recommendations included in the staff report, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

**5. 44 Industrial Park Drive, SDP-190168**

Staff presented an overview of the Site Development Plan. The Planning Commission had no questions for staff. Next, representatives for the Applicant made themselves available to answer questions, however there were none. A **MOTION** was made by Mr. Wedding to

approve the Site Development Plan with the conditions and recommendations included in the staff report, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

**8. Work Session:**

None

**9. Unfinished Business:**

**Progress Update: Amendment to the 2016 Comprehensive Plan: Maryland Airport**

Staff provided an update on the proposed Amendment to the 2016 Comprehensive Plan, which included a presentation by Staff and a representative from the Economic Development Department on a proposed Land Use Study.

**10. New Business:**

None

**11. Director's Report:**

Mr. Campbell provided a brief overview of upcoming items and commented on various other PGM items scheduled for other County board meetings.

**12. Adjournment:**

A **MOTION** to adjourn the meeting was made by Mr. Wedding, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the meeting adjourned at 7:22 p.m.

  
[Wayne Magoon \(Feb 1, 2021 21:19 EST\)](#)

Wayne Magoon, Chairman

  
[Melissa Hively \(Feb 2, 2021 21:26 EST\)](#)

Melissa Hively, Clerk