



## **PLANNING COMMISSION MEETING**

**Minutes of June 7, 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, June 7, 2021 at 6:00 p.m.

### **The following persons were present:**

Wayne Magoon, Chairman  
Robin Barnes, Vice Chair  
Dawud Abdur-Rahman, Secretary  
Maya Coleman  
William Murray  
Angela Sherard  
Kevin Wedding  
Elizabeth Theobalds, Deputy County Attorney  
Charles Rice, Assistant Chief of Planning  
Kirby Blass, Planner III  
Melissa Hively, Clerk

### **1. Call to Order:**

The Chair called the virtual meeting to order at 6:03 p.m. with seven (7) members in attendance.

### **2. Approval of the Agenda:**

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

### **3. Approval of the Minutes:**

**May 17, 2021**

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

### **4. Chairman's Comments:**

Mr. Magoon commented briefly on the continuing public health crisis and encouraged all to remain safe and healthy.

### **5. Personal Appearances:**

It was noted that there were no registered speakers for Personal Appearances.

**6. Public Hearing:**

**ZTA #20-160 - Private Municipal Waste Transfer Station in IH Zones**

Staff from the Department of Planning and Growth Management and the Department of Public Works presented a brief overview of the proposed ZTA and the Charles County Waste Management Plan. After the presentation, the Planning Commission asked several questions. Next, the Applicant and representatives made themselves available and answered several additional questions. Mr. Barnes made a MOTION to close the oral portion of the Hearing, which was SECONDED by Mr. Wedding. The vote was unanimous and the MOTION passed.

Mr. Barnes made a MOTION to hold the record open for fourteen (14) days, which was SECONDED by Mr. Wedding. A roll call vote was taken. The results were as follows:

- Ms. Sherard – Yes
- Mr. Wedding – Yes
- Mr. Murray – NO
- Ms. Coleman – Yes
- Mr. Abdur-Rahman – Yes
- Mr. Barnes – Yes
- Mr. Magoon – Did not vote

The vote was five (5) in favor to one (1) against, and the **MOTION** passed. (Mr. Magoon, as chair, did not vote as his vote would not have affected the outcome of the vote.)

<sup>1</sup>The record shall remain open until 4:30 p.m. on Thursday, June 22, 2021. All comments are to be sent to the Clerk of the Planning Commission.

**7. Public Meeting:**

None

**8. Work Session:**

None

**9. Unfinished Business:**

None

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<sup>1</sup> This date was later changed via Motion during the New Business section. Please refer to section 10B for more details.

## **10. New Business:**

### **A. Briefing: Zoning Text Amendment (ZTA) #21-161**

Staff briefed the Planning Commission on a pending Zoning Text Amendment (ZTA) request. ZTA #21-161 is scheduled for a Public Hearing with the Planning Commission on July 19, 2021.

### **B. New Business for the Planning Commission**

Ms. Hively polled the Planning Commission for any New Business they wished to raise. No new business was raised; however, the Planning Commission briefly discussed the upcoming Special Meeting.

After the discussion, the Applicant for ZTA #20-160 reappeared and was granted permission to address the Planning Commission. He expressed concerns over the timing of the open record in relation to the next step of the public process and the County Commissioners' schedule. Mr. Barnes made a **MOTION** to reconsider his prior motion, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. Next, Mr. Barnes made a **MOTION** to reduce the days for the record to remain open from fourteen (14) days to seven (7) days. Mr. Wedding **SECONDED** the **MOTION**. The vote was unanimous, and the **MOTION** passed. The record shall remain open for ZTA #20-160 - Private Municipal Waste Transfer Station in IH Zones until 4:30 p.m. on Thursday, July 15, 2021. All comments are to be submitted to the Clerk of the Planning Commission. A Work Session will be scheduled for the next meeting after the record closes.

## **11. Director's Report:**

Mr. Campbell provided a brief overview of upcoming items and commented on upcoming and ongoing PGM projects.

## **12. Adjournment:**

A **MOTION** to adjourn the meeting was made by Mr. Wedding, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the meeting adjourned at 7:11 p.m.

*Dawud Abdur-Rahman*

Dawud Abdur-Rahman (Jul 21, 2021 06:42 EDT)

Dawud Abdur-Rahman, Secretary

*Melissa Hively*

Melissa Hively (Jul 21, 2021 08:19 EDT)

Melissa Hively, Clerk