



PLANNING COMMISSION MEETING

**Minutes of July 20, 2020 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, July 20, 2020 at 6:00 p.m.

The following persons were present:

Wayne Magoon, Chairman
William Murray, Vice Chair
Rick Viohl, Secretary
Dawud Abdur-Rahman
Robin Barnes
Angela Sherard
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Jason Groth, Deputy Director of PGM
James Campbell, Planning Director
Charles Rice, Assistant Chief of Planning
Heather Kelley, Program Manager
Kirby Blass, Planner III
Aimee Dailey, Planner III
Ben Yeckley, Planner III
Kyle Redden, Planner II
Michael Jurkovic, Planner I
Melissa Hively, Clerk

1. Call to Order:

The Chair called the virtual meeting to order at 6:02 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:

1. June 22, 2020

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

2. July 6, 2020

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:

None

6. Public Hearings:

None

7. Public Meeting:

1. The Villages at Swan Point, XPN #07-0010 - Request for Extension of Time

Staff presented an overview of the Request for Extension of Time. Next, the Planning Commission asked several questions. Representatives for the Applicant made themselves available and answered several additional questions. The Planning Commission then discussed issues raised by a written comment that had been submitted prior to the meeting. A **MOTION** was made by Mr. Viohl to approve the Request with the findings and recommendations included in the Staff Report, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed. The new expiration date for the preliminary plan is August 5, 2024.

2. SDP-200033, Waldorf Distribution Center (9 Jay Gould Court)

Staff presented an overview of the Site Development Plan. After the staff presentation, Mr. Murray disclosed that he was involved with the design of the development that currently exists on the property proposed for the subject project, as well as a project on an adjacent parcel, but felt he could participate in the discussion without conflict as he has no financial interest in the project. Next, the Planning Commission asked and staff addressed several questions. The Applicant and its representatives answered additional questions. A **MOTION** was made by Mr. Barnes to approve the Site Development Plan with the findings and recommendations included in the Staff Report, which was **SECONDED** by Mr. Wedding. After further discussion, a vote was taken. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

1. Briefing: Forest Conservation Ordinance Update

Staff presented a brief overview of proposed updates to the Forest Conservation Ordinance. A Public Hearing will be scheduled for an upcoming Planning Commission meeting.

11. Director's Report:

Mr. Campbell commented on the upcoming July 21, 2020 County Commissioners meeting agenda and provided a brief overview of upcoming Planning Commission items.

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 8:21 p.m.



Rick Viohl, Secretary



Melissa Hively, Clerk