



PLANNING COMMISSION MEETING
Minutes of August 17, 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, August 17, 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 (late)
Elizabeth Theobalds, Deputy County Attorney
Deborah Carpenter, Director of PGM
Jason Groth, Deputy Director of PGM
Jessica Andritz, Associate Attorney
James Campbell, Planning Director
Charles Rice, Assistant Chief of Planning
Heather Kelley, Program Manager
Kelly Palmer, Planner III
Melissa Hively, Clerk

1. Call to Order:

The Chair called the virtual meeting to order at 6:05 p.m. with six (6) members in attendance. Mr. Wedding arrived after the meeting was called to order, increasing the total of members in attendance to seven (7).

2. Approval of the Agenda:

A **MOTION** was made by Mr. Barnes to adjust the agenda so that the Public Meeting was heard before the Public Hearing, which was **SECONDED** by Mr. Murray. A **MOTION** was made by Mr. Barnes to approve the amended Agenda, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

None

4. Chairman's Comments:

Mr. Magoon commented on the number of registered speakers that had signed up to provide comment on the Public Hearing and noted that in the interest of ensuring there would be sufficient time to hear all public comments he anticipated there would be little to no discussion by the Planning Commission members.

5. Personal Appearances:

Ms. Hively acknowledged that one written comment had been received and shared with the Planning Commission prior to the meeting.

6. Public Meeting:

1. SDP-200038, SMECO Mt. Victoria Substation - Adequate Public Facilities Findings

Staff presented an overview of the Adequate Public Facilities Findings. The Applicant was present and answered several additional questions. A **MOTION** was made by Mr. Barnes to adopt and incorporate the Adequate Public Facilities Findings as presented in the Staff Report, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

7. Public Hearings:

1. Proposed Changes to §297-258 and the Adequate Public Facilities (APF) Manual

Staff presented a brief overview of the proposed amendments.

For the public hearing, seventeen (17) members of the public voiced comments on the proposed Amendment. During the public testimony portion of the hearing, a recess was called at 7:23 p.m., and the meeting resumed at 7:42 p.m.

The Planning Commission asked several questions of Staff and made several requests for information to be included for the upcoming Work Session. A **MOTION** was made by Mr. Viohl to hold the record open for thirty (30) days to allow further public comment, which was **SECONDED** by Ms. Sherard. After discussion, a roll call vote was taken, and the results were as follows:

Mr. Murray – No
Mr. Viohl – Yes
Ms. Sherard – Yes
Mr. Barnes – No
Mr. Wedding – No
Mr. Abdur-Rahman – Yes
Mr. Magoon – No

The vote was three (3) in favor to four (4) against and the **MOTION** failed.

Next, a **MOTION** was made by Mr. Viohl to hold the record open for three (3) weeks to allow further public comment, which was **SECONDED** by Ms. Sherard. A roll call vote was taken, and the results were as follows:

Mr. Abdur-Rahman – Yes
Mr. Wedding – No
Mr. Barnes – No
Mr. Viohl – Yes
Ms. Sherard – Yes
Mr. Murray – No
Mr. Magoon – No

The vote was three (3) in favor to four (4) against and the **MOTION** failed.

Next, a **MOTION** was made by Mr. Barnes to hold the record open for two (2) weeks with an announcement made to the public regarding the open record period to encourage further public comment, which was **SECONDED** by Mr. Wedding. After discussion, a roll call vote was taken, and the results were as follows:

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

The vote was four (4) in favor to two (2) against and the **MOTION** passed. (Mr. Magoon, as chair, did not vote as his vote would not have affected the outcome of the vote.)

The record shall remain open until 4:30 p.m. on Tuesday, September 1, 2020. All comments are to be submitted to the Clerk for the Planning Commission. A Work Session was tentatively scheduled for the September 21, 2020 Planning Commission meeting.

Mr. Magoon acknowledged the several written comments that were received by the Planning Commission prior to the meeting.

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

None

11. Director's Report:

Mr. Campbell provided a brief overview of upcoming items and encouraged the public to participate in the 2020 Census.

Ms. Hively commented on the County's Citizen Notification System (CNS) and encouraged the public to sign up to receive notifications regarding the Planning Commission agendas and meetings. Ms. Hively also offered to update the CNS, to include a reminder on the open record for the proposed changes to §297-258 and the Adequate Public Facilities (APF) Manual.

12. Adjournment:

A **MOTION** to adjourn the meeting was made by Mr. Barnes, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the meeting adjourned at 9:06 p.m.



Rick Viohl, Secretary



Melissa Hively, Clerk