



## **PLANNING COMMISSION MEETING**

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

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

Wayne Magoon, Chairman  
Angela Sherard, Vice Chair  
Rick Viohl, Secretary  
Dawud Abdur-Rahman  
Robin Barnes  
William Murray  
Kevin Wedding  
Elizabeth Theobalds, Deputy County Attorney  
Jason Groth, Planning Director  
Heather Kelley, Program Manager  
Aimee Dailey, Planner III  
Ben Yeckley, Planner III  
Kirby Blass, Planner III  
Kelly Palmer, Planner III  
Beth Groth, Planner III  
Esther Read, County Archeologist  
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. Barnes to approve the Agenda, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

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

#### **1. March 2, 2020**

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

**4. Chairman's Comments:**

Mr. Magoon thanked the County Commissioners and staff for arranging virtual meetings so that the public could still participate. Mr. Magoon also thanked the citizens of Charles County for social distancing and reminded the public to check BoardDocs for instructions on how to participate in virtual meetings.

**5. Personal Appearances:**

None

**6. Public Hearings:**

None

**7. Public Meeting:**

**1. Stonehaven Parcel E, SDP-190172**

Staff presented an overview of the Site Development Plan. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant and its representatives made themselves available to answer questions, however there were none. A **MOTION** was made by Mr. Murray to approve the Site Development Plan with the findings and recommendations included in the Staff Report, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

**2. Stonehaven Parcel A, SDP-190170**

Staff presented an overview of the Site Development Plan. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant and its representatives made themselves available and answered additional questions. A **MOTION** was made by Ms. Sherard to approve the Site Development Plan with the findings and recommendations included in the Staff Report, which was **SECONDED** by Mr. Barnes. The vote was unanimous, and the **MOTION** passed.

**3. Highlands Neighborhood, PSP-190002**

Staff presented an overview of the Preliminary Subdivision Plan. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant and its representatives made themselves available and answered additional questions. A **MOTION** was made by Mr. Barnes to approve the Preliminary Subdivision Plan with the findings and recommendations included in the Staff Report, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. The staff report recommendations included the approval of the Applicant's sidewalk waiver request.

**4. Nu Plaza, SDP-190131 – Adequate Public Facilities Findings**

Staff presented an overview of the Adequate Public Facilities Findings. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant and its representatives made themselves available and answered one additional question. A

**MOTION** was made by Mr. Barnes to adopt 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.

**5. High Pointe & Huntt Manor Cultural Resource Preservation Easement Documents**

Staff presented an overview of the Cultural Resource Preservation Easement Documents for two subdivisions known as High Pointe and Huntt Manor. After the staff presentation, the Planning Commission asked several questions. A **MOTION** was made by Mr. Barnes to approve the easement documents for High Pointe, which was **SECONDED** by Mr. Viohl. The vote was unanimous, and the **MOTION** passed. Next, a **MOTION** was made by Mr. Barnes to approve the easement documents for Huntt Manor, which was **SECONDED** by Mr. Viohl. The vote was unanimous, and the **MOTION** passed.

**6. CSM, SDP-180026 – Adequate Public Facilities Findings**

Staff presented an overview of the Adequate Public Facilities Findings. After the staff presentation, the Planning Commission asked one question. Next, the Applicant and its representatives made themselves available to answer questions, however there were none. A **MOTION** was made by Ms. Sherard to adopt 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. Sleep Number, SDP-200012 – Adequate Public Facilities Findings**

Staff presented an overview of the Adequate Public Facilities Findings. Next, a representative for the Applicant made himself available to answer questions, however there were none. A **MOTION** was made by Mr. Barnes to adopt 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.

**8. Work Session:**

None

**9. Unfinished Business:**

None

**10. New Business:**

None

**11. Director's Report:**

Mr. Groth thanked staff and the Planning Commission for participating in training and troubleshooting sessions to prepare for the virtual meeting. Mr. Magoon agreed and stated that he felt it was successful.

**12. Adjournment:**

A **MOTION** to adjourn the meeting was made by Mr. Barnes, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the meeting adjourned at 7:34 p.m.



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Rick Viohl, Secretary



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Melissa Hively, Clerk