



PLANNING COMMISSION MEETING

**Minutes of February 10, 2020 6:00 p.m.
County Commissioners Meeting Room
La Plata, Maryland 20646**

The Charles County Planning Commission held its regularly scheduled meeting on Monday, February 10, 2020 at 6:00 p.m. in the Charles County Government Building, La Plata, Maryland.

The following persons were present:

Wayne Magoon, Chairman
Angela Sherard, Vice Chair
Rick Viohl, Secretary
Robin Barnes
William Murray
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Jason Groth, Planning Director
Charles Rice, Assistant Chief of Planning
Heather Kelley, Program Manager
Ben Yeckley, Planner III
Kirby Blass, Planner III
Kyle Redden, Planner II
Melissa Hively, Clerk

1. Call to Order:

The Chair called the meeting to order at 6:04 p.m. in the Commissioners Meeting Room with six (6) 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:

None

5. Personal Appearances:

None

6. Public Hearings:

None

7. Public Meeting:

1. Waldorf Memory Care, SDP-190123 - Adequate Public Facilities Findings

Staff presented an overview of the Adequate Public Facilities Findings. After the staff presentation, the Planning Commission asked several questions. The Applicant was not present. 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. Viohl. The vote was unanimous, and the **MOTION** passed.

2. Waldorf Tech Park Lot B4, SDP-190160 - Adequate Public Facilities Findings

Staff presented an overview of the Adequate Public Facilities Findings. After the staff presentation, the Planning Commission asked several questions. The Applicant was not present. 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.

3. Bensville Crossing, XPN #06-0011 - Conformity Review and Traffic Mitigation Proposal

Staff presented an overview of the Conformity Review and Traffic Mitigation Proposal. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant gave their presentation and answered several additional questions. A **MOTION** was made by Mr. Wedding to accept the applicant's fee-in-lieu proffer for Traffic Mitigation in the amount of \$550 per lot for each of the seventy-seven (77) lots, for a total of \$42,350, which is to be incorporated in an Adequate Public Facilities Agreement, with the condition that preparation of & signatures for the Agreement would not delay the recordation of the Section 2 lots contained in plats currently under review with the County. The motion was also for the Planning Commission to accept the findings of the Conformity Review, incorporating the conditions enumerated in the Staff Report. The **MOTION** was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed. During discussion time, Mr. Groth had clarified that the APF Agreement would need to be completed and signed before the Phase 3 plats could be recorded, which was met with general agreement by the Planning Commission. Details of the Agreement were briefly discussed; however, the specific terms of the Agreement were left for Staff and the Applicant to work out.

A recess was called at 7:37 p.m., and the meeting resumed at 7:48 p.m.

8. Work Session:

None

9. Unfinished Business:

1. Update: School Allocation in Development District Update

Staff and a representative from the Charles County Board of Education gave a joint presentation. After the presentation, the Planning Commission asked several questions. A Work Session was added to the next available agenda so the Planning Commission could discuss the information they received.

10. New Business:

1. Requested Capital Improvement Program FY2021-2025, Consistency with the 2016 Charles County Comprehensive Plan

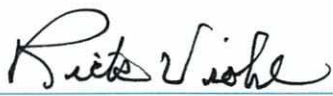
Staff presented the annual review of Capital Improvement Program (CIP) projects for consistency with the 2016 Charles County Comprehensive Plan. The project list identified how the projects were supportive of the goals and objectives of the 2016 Comprehensive Plan, and the presentation highlighted those recommended as priorities for funding in the Fiscal Years 2021-25 CIP Budgets. Next, the Planning Commission asked several questions and suggested the addition of Three (3) projects for priority designation: 911 Center Expansion, Mason Springs Kayak Launch, and Mallows Bay Kayak Launch. A **MOTION** was made by Mr. Viohl to correct minor typos and add the three (3) projects to the list, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed. Next, a **MOTION** was made by Mr. Barnes to allow Mr. Magoon to sign the letter on behalf of the Planning Commission, which was **SECONDED** by Mr. Wedding. The vote was unanimous, and the **MOTION** passed.

11. Director's Report:

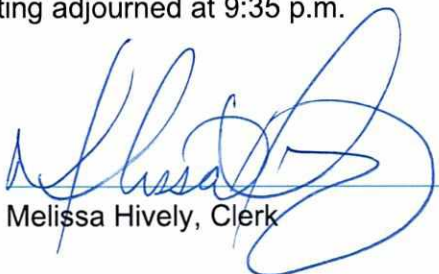
None

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 9:35 p.m.



Rick Viohl, Secretary



Melissa Hively, Clerk