



PLANNING COMMISSION MEETING

**Minutes of April 8, 2019 6:00 p.m.
County Commissioners Meeting Room
La Plata, Maryland 20646**

The Charles County Planning Commission held its regularly scheduled meeting on Monday, April 8, 2019 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 (late)
Robin Barnes
Vicki Marckel
William Murray
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Jason Groth, Planning Director (late)
John Mudd, Assistant Chief
Heather Kelley, Program Manager
Aimee Dailey, Planner III
Kirby Blass, Planner III
Ben Yeckley, Planner II
Melissa Hively, Clerk

1. Call to Order:

The Chair called the meeting to order at 6:01 p.m. in the Commissioners Meeting Room with six (6) members in attendance. Mr. Viohl arrived after the meeting was called to order, increasing the total of members in attendance to seven (7). Mr. Groth was also not present at the Call to Order of the Meeting; Mr. Mudd sat-in as Planning Director.

2. Approval of the Agenda:

A **MOTION** was made by Ms. Sherard, and **SECONDED** by Ms. Marckel, to approve the Agenda. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

1. March 25, 2019 Meeting Minutes

A **MOTION** was made by Ms. Marckel, and **SECONDED** by Mr. Barnes, to approve the minutes as presented. The vote was unanimous, and the **MOTION** passed.

4. Chairman's Comments:

None

5. Personal Appearances:

None

6. Public Hearings:

None

7. Public Meeting:

1. Mill Spring Estates, XPN #06-0025 – Request for Extension of Time

Staff presented an overview of the proposed project. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant made himself available for questions, however there were none. A **MOTION** was made by Ms. Marckel, and **SECONDED** by Mr. Barnes, to approve the Request for Extension of Time with the findings and recommendations included in the staff report. The vote was unanimous, and the **MOTION** passed. The new approval expiration date was set to April 16, 2019.

2. Mill Spring Estates, XPN #06-0025 – Modification 104 Request

Staff presented an overview of the history and of the proposed Section 104 Modification Request. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant appeared and gave a presentation, which included a packet of information that was handed out to the Planning Commission members. Next, the Planning Commission asked several additional questions. A **MOTION** was made by Mr. Viohl, and **SECONDED** by Ms. Sherard, to deny the Section 104 Modification Request due to the Applicant's failure to meet the approval requirements of the Subdivision Regulations Sections 278-104C. After discussion, a roll call vote was taken. The results were as follows:

Mr. Viohl – Yes
Ms. Sherard – Yes
Mr. Barnes – Yes
Mr. Murray – No
Ms. Marckel – Yes
Mr. Wedding – No
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).

A recess was called at 7:27 p.m., and the meeting resumed at 7:37 p.m. Mr. Groth joined the meeting, to replace Mr. Mudd on the dais.

3. Stonehaven, Phase 3, XPN #17-0001

Staff presented an overview of the proposed preliminary plan. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant appeared and

addressed several additional questions. A **MOTION** was made by Ms. Sherard, and **SECONDED** by Mr. Viohl, to approve the proposed project with the findings and recommendations included in the staff report. The vote was unanimous, and the **MOTION** passed.

4. Stonehaven, Parcel D, SDP #18-0002

Staff presented an overview of the proposed site development plan. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant appeared and addressed several additional questions. A **MOTION** was made by Ms. Marckel, and **SECONDED** by Mr. Barnes, to approve the proposed project with the findings and recommendations included in the staff report. The vote was unanimous, and the **MOTION** passed.

5. Middle Business Park, Revision #2, PLREV-180005

Staff presented an overview of the proposed revision of the preliminary plan. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant made himself available for questions, however there were none. A **MOTION** was made by Ms. Marckel, and **SECONDED** by Mr. Wedding, to approve the proposed project with the findings and recommendations included in the staff report. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

None

11. Director's Report:

In response to the Planning Commission's request from the prior meeting, Mr. Groth commented on Staff's use of Appendix I of the Charles County Zoning Regulations to calculate the Superior Design scores for Cluster Developments and Planned Development Zones.

Mr. Groth commented on the application of the Growth Goals of the 2016 Comprehensive Plan.

After a brief discussion, the Planning Commission decided to cancel meetings scheduled for April 22, 2019 and May 6, 2019. Any agenda items planned for those meetings are to be rescheduled for the May 20, 2019 meeting.

12. Adjournment:

A **MOTION** was made by Ms. Marckel, and **SECONDED** by Mr. Barnes, to adjourn the meeting. The vote was unanimous, and the meeting adjourned at 8:29 p.m.



Rick Viohl, Secretary



Melissa Hively, Clerk