



PLANNING COMMISSION MEETING

**Minutes of August 19, 2019 6:00 p.m.
Government Building Conference Room
La Plata, Maryland 20646**

The Charles County Planning Commission held its regularly scheduled meeting on Monday, August 19, 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
Vicki Marckel
William Murray
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Christina Pompa, Acting Director of PGM
Jason Groth, Planning Director
Heather Kelley, Program Manager
Charles Rice, Program Manager
Kelly Palmer, Planner III
Ben Yeckley, Planner II
Siarah Beall, Planning Technician
Melissa Hively, Clerk

Not Present:

Robin Barnes

1. Call to Order:

The Chair called the meeting to order at 6:02 p.m. in the Government Building Conference Room with six (6) members in attendance.

2. Approval of the Agenda:

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

3. Approval of the Minutes:

1. August 5, 2019 Meeting Minutes

The minutes for the August 5, 2019 meeting were not made available to the Planning Commission prior to the meeting. The vote for the minutes was rescheduled for the September 9, 2019 Planning Commission meeting.

4. Chairman's Comments:

Mr. Magoon reminded the Planning Commission of upcoming agenda items likely to be scheduled in October, including the 2020 meeting schedule, school seats discussion, and a briefing by St. Charles Community, LLC.

5. Personal Appearances:

None

6. Public Hearings:

1. Expansion of the Zekiah Watershed Rural Legacy Area

Prior to staff presentation, Mr. Viohl disclosed that he is a board member for the Conservancy for Charles County, which is a signatory on the SGACC letter the Planning Commission had previously received regarding the proposed expansion. Mr. Viohl explained that he had removed himself from any discussions, decisions, and voting by the Conservancy on this matter and believed he was capable of being fair and impartial in his consideration of the Expansion of the Zekiah Rural Legacy Area. Mr. Magoon and Ms. Theobalds agreed. There were no objections or comments from other planning commissioners.

Staff presented an overview of the proposed Expansion of the Zekiah Watershed Rural Legacy Area. For the public hearing, seven (7) members of the public voiced comments on the proposed Expansion. A **MOTION** was made by Mr. Murray, and **SECONDED** by Mr. Wedding, to hold the record open for ten (10) days to give the public additional time to submit comments. The vote was unanimous, and the **MOTION** passed.

The record shall remain open until 4:30 p.m. on Thursday, August 29, 2019. All comments are to be submitted to the Clerk for the Planning Commission.

7. Public Meeting:

1. Dollar General Marbury, SDP #19-0127 – Adequate Public Facilities (APF) Findings

Staff presented an overview of the Adequate Public Facilities Findings. After the staff presentation, the Planning Commission asked several questions. Next, a representative for the Applicant answered one (1) question. A **MOTION** was made by Mr. Viohl, and **SECONDED** by Ms. Marckel, to adopt and incorporate the Adequate Public Facilities Findings as presented in the Staff Report. The vote was unanimous, and the **MOTION** passed.

2. UPS Waldorf Expansion, SDP #19-0151 - Adequate Public Facilities (APF) Findings

Staff presented an overview of the Adequate Public Facilities Findings. After the staff presentation, the Planning Commission asked several questions. Next, four (4) representatives for the Applicant made themselves available for questions, however there

were none. A **MOTION** was made by Mr. Viohl, and **SECONDED** by Ms. Sherard, to adopt and incorporate the Adequate Public Facilities Findings as presented in the Staff Report. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

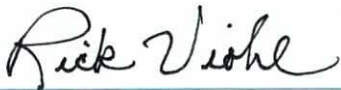
None

11. Director's Report:

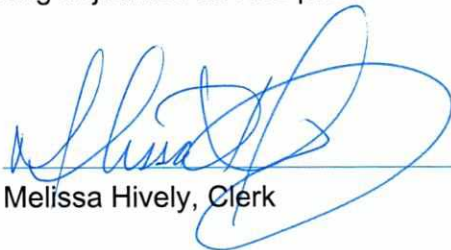
Mr. Groth commented on some of the upcoming agenda items that were previously mentioned by Mr. Magoon. He also commented on staff's intention to bring the continued School Allocation discussion and updates on the Zoning Code Amendments before the Planning Commission soon.

12. Adjournment:

A **MOTION** was made by Ms. Marckel, and **SECONDED** by Mr. Wedding, to adjourn the meeting. The vote was unanimous, and the meeting adjourned at 7:08 p.m.



Rick Viohl, Secretary



Melissa Hively, Clerk