



## PLANNING COMMISSION MEETING

**Minutes of December 16, 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, December 16, 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  
Robin Barnes  
Vicki Marckel  
William Murray  
Kevin Wedding  
Elizabeth Theobalds, Deputy County Attorney  
Jason Groth, Planning Director  
Heather Kelley, Program Manager  
Cyndi Bilbra, Program Manager  
Kirby Blass, Planner III  
Ben Yeckley, Planner III  
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 seven (7) members in attendance.

### **2. Approval of the Agenda:**

Mr. Magoon announced that due to staffing needs, the Agenda had been rearranged. A **MOTION** was made by Mr. Barnes, and **SECONDED** by Ms. Sherard, to approve the Agenda as amended. The vote was unanimous, and the **MOTION** passed.

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

#### **1. December 2, 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:**

Mr. Magoon expressed his thanks to the Staff and Planning Commission for their work throughout the year. He expressed holiday wishes to all, and to especially keep our service members and first responders in thoughts and prayers during the holiday season.

**5. Personal Appearances:**

Nancy Schertler – Commented on the implementation of the 2016 Charles County Comprehensive Plan.

**6. Unfinished Business:**

**1. School Allocation in the Development District**

Mr. Yeckley announced that he has been working with the Board of Education to compile information regarding student allocations and new school plans. Mr. Groth reminded the Commission that the item will continue to be placed on upcoming agendas as Unfinished Business as needed.

**7. Public Meeting:**

**1. Westwood Townes, XPN #15-0001 – Request for Extension of Time**

Staff presented an overview of the Request for Extension of Time. Next, the Planning Commission asked several questions. The Applicant made himself available for questions, however there were none. A **MOTION** was made by Mr. Viohl, and **SECONDED** by Ms. Marckel, to approve the Request with the findings and recommendations included in the Staff Report. The vote was unanimous, and the **MOTION** passed. The new expiration date for the preliminary plan is January 11, 2024.

**8. New Business:**

**1. St. Charles Community, LLC Presentation**

Representatives for St. Charles Community, LLC presented a response to the Planning Commission's inquiry on whether the Planned Unit Development Zone (PUD) was meeting the requirements on Economic Self Sufficiency. The Planning Commission asked several questions.

A recess was called at 7:02 p.m., and the meeting resumed at 7:17 p.m.

**9. Public Hearings:**

**1. Zoning Text Amendment #19-153, Business Park (BP)**

Representatives for the Applicant, Republic Land Development, LLC, provided a presentation of their proposed Zoning Text Amendment to the Planning Commission.

Next, Staff presented its review and comments to the proposed Zoning Text Amendment, including an explanation of the areas that Staff did not support, and addressed several questions from the Planning Commission.

For the public hearing, nine (9) members of the public voiced comments on the proposed Amendment.

After discussion, A **MOTION** was made by Ms. Sherard, and **SECONDED** by Mr. Viohl, to hold the record open for thirty (30) days to consider the volume of information presented by the applicant and staff so the Planning Commission could move forward efficiently. After further discussion, a vote was taken. The vote was unanimous, and the **MOTION** passed. The Planning Commission requested that the Applicant's presentation slideshow be uploaded to BoardDocs.

The record shall remain open until 4:30 p.m. on Thursday, January 16, 2020. All comments are to be submitted to the Clerk for the Planning Commission. A Work Session was scheduled for the February 3, 2020 Planning Commission meeting.

**10. Work Session:**

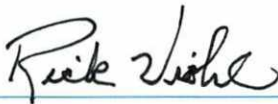
None

**11. Director's Report:**

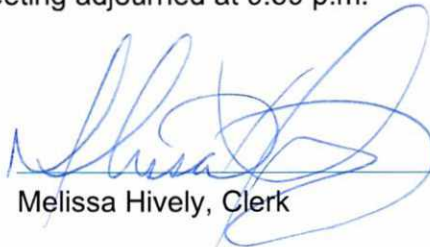
None

**12. Adjournment:**

A **MOTION** was made by Mr. Barnes, and **SECONDED** by Ms. Sherard, to adjourn the meeting. The vote was unanimous, and the meeting adjourned at 9:59 p.m.



\_\_\_\_\_  
Rick Viohl, Secretary



\_\_\_\_\_  
Melissa Hively, Clerk