



PLANNING COMMISSION MEETING

Minutes of December 2, 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 2, 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
Wes Adams, County Attorney
Jason Groth, Planning Director
Heather Kelley, Program Manager
Ben Yeckley, Planner II
Melissa Hively, Clerk

1. Call to Order:

The Chair called the meeting to order at 6:03 p.m. in the Commissioners Meeting Room with seven (7) members in attendance.

2. Approval of the Agenda:

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

3. Approval of the Minutes:

1. November 18, 2019 Meeting Minutes

Ms. Marckel announced that she would be abstaining from the vote as she was not present for the November 18, 2019 meeting. A **MOTION** was made by Mr. Barnes, and **SECONDED** by Mr. Viohl, to approve the minutes as presented. The vote was unanimous, and the **MOTION** passed.

4. Chairman's Comments:

Mr. Magoon thanked the Planning Commission members for their commitment and commented on ex parte communication and Commission member's right to private conversations.

5. Personal Appearances:

Ken Hastings – Commented on compliance with the 2016 Charles County Comprehensive Plan.

6. Public Hearings:

1. Zoning Text Amendment #19-155, Watershed Conservation District (WCD) Zone Transitional and Grandfathering Provisions

Prior to Staff presentation, Ms. Marckel announced that she was recusing herself from this item, and she then removed herself from the auditorium. Staff presented an overview of the proposed Zoning Text Amendment. After the staff presentation, the Planning Commission asked several questions.

For the public hearing, thirteen (13) members of the public voiced comments on the proposed Amendment.

A **MOTION** was made by Mr. Viohl, and **SECONDED** by Mr. Barnes, to hold the record open for thirty (30) days to give the public additional time to submit comments. After a discussion, a vote was taken. The vote was unanimous, and the **MOTION** passed. The Planning Commission requested that the draft Amendment be updated by Staff in order to clarify a proposed deletion of text, and to provide a map of the affected properties on BoardDocs.

The record shall remain open until 4:30 p.m. on Thursday, January 2, 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.

A recess was called at 7:24 p.m., and the meeting resumed at 7:33 p.m.

Ms. Marckel returned to the auditorium after the recess.

7. Public Meeting:

None

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

1. School Allocation in Development District Update

Prior to Staff presentation, Mr. Murray announced that he is a contract purchaser of a parcel within the Development District but felt he could participate in the discussion without prejudice.

Staff presented an update on its analysis of School Allocations within the Development District. After the staff presentation, the Planning Commission asked several questions. The Planning Commission requested information on the State's policy or related rules to qualify for state school construction funds. The Chair requested that a discussion be scheduled as Unfinished Business on the next Planning Commission meeting agenda, as well as subsequent meetings as needed.

11. Director's Report:

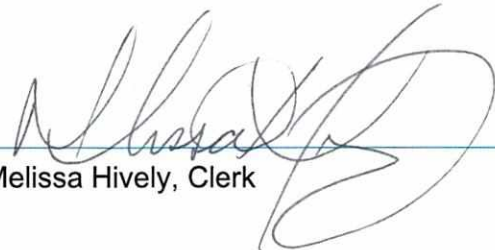
None

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 8:31 p.m.



Rick Viohl, Secretary



Melissa Hively, Clerk