



PLANNING COMMISSION MEETING

**Minutes of January 28, 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, January 28, 2019 at 6:00 p.m. in the Charles County Government Building, La Plata, Maryland.

The following persons were present:

Angela Sherard, Chairman
Rosemin Daya, Secretary
Wayne Magoon
Vicki Marckel
Rick Viohl
Elizabeth Theobalds, Deputy County Attorney
Jason Groth, Planning Director
John Mudd, Assistant Chief
Heather Kelley, Program Manager
Aimee Dailey, Planner III
Kirby Blass, Planner III
Cathy Thompson, Planner III
Ben Yeckley, Planner II
Melissa Hively, Clerk

Not present:

Nancy Schertler

1. Call to Order:

The Chair called the meeting to order at 6:05 p.m. in the Commissioners Meeting Room with five (5) members in attendance.

2. Approval of the Agenda:

Ms. Sherard informed the Commission that the County Attorney's Office had prepared a brief on Washington's Discovery and had intended to present it as a New Business item. A **MOTION** was made by Mr. Magoon, and **SECONDED** by Ms. Daya, to approve the Agenda as amended. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

Mr. Viohl requested a minor typo be corrected in the proposed minutes. A **MOTION** was made by Mr. Magoon, and **SECONDED** by Ms. Daya, to approve the December 10, 2018 minutes, as amended. The vote was unanimous, and the **MOTION** passed.

4. Chairman's Comments:

Ms. Sherard announced that while Planning Commission members have the ability to visit properties under review by the Planning Commission pursuant to MD Land Use Code § 2-105 (2017), any members who wish to visit a site should contact Planning staff to make arrangements. Mr. Groth suggested that interested members should contact either himself or Ms. Hively so staff can make proper arrangements to enter the property with the property owner.

5. Personal Appearances:

Ken Hastings – Appeared before the Planning Commission with the intent to give a brief update on the Washington's Discovery area road system but was asked to wait until Council gave their briefing as part of the amended agenda. Mr. Hastings said he would wait until the next meeting.

6. Public Hearings:

None

7. Public Meeting:

1. Parklands Neighborhood, CSP #18-0004

Staff presented an overview of the conceptual subdivision plan for the proposed project. After the staff presentation, the Planning Commission asked several questions. Next, the applicant appeared and addressed several additional questions. No one from the public signed up to comment on the proposed conceptual plan. The procedure for the conceptual subdivision plan presentation requires staff to provide a notice summarizing the public comments. However, since there were no public comments, Planning staff will send the applicant a letter stating that they can submit their preliminary subdivision plan.

2. Mt. Hope Baptist Church Cemetery, Local Historic Landmark Designation

Staff presented an overview of the proposed local historic landmark designation. After the staff presentation, the Planning Commission asked several questions. Next, a representative from Mt. Hope Baptist Church appeared and addressed several questions posed by the Planning Commission. A **MOTION** was made by Mr. Viohl, and **SECONDED** by Mr. Magoon, to forward a recommendation for approval of the historic designation to the County Commissioners. The vote was unanimous, and the **MOTION** passed.

3. Scotland Heights, XPN #03-0016, Revision #4

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 appeared and addressed several questions. After much discussion regarding concerns over recreational amenities proposed for the project, the applicant requested a brief recess for the purpose of consulting with their attorney, who was present. The Chair called a five (5) minute recess.

When the public meeting resumed, the applicant proposed a condition that would require them to provide a contribution to the HOA funds in the amount of \$25,000 which would be earmarked for recreational amenities to be chosen by the HOA. The proposal was that the contribution would be placed into a dedicated recreation budget prior to the developer turning over management of the HOA to the homeowners.. An additional condition of the approval was that the Developer would be required to supply proof of payment to the HOA recreation fund prior to release of their infrastructure bonds. A **MOTION** was made by Mr. Magoon, and **SECONDED** by Ms. Marckel, to approve the plan with the conditions set by the Staff Report, as well as the additional conditions proposed by the applicant. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

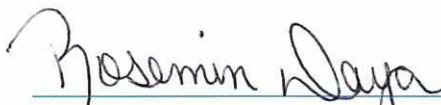
Ms. Theobalds briefed the Planning Commission on the outcome of the Washington's Discovery appeal with the Circuit Court for Charles County.

11. Director's Report:

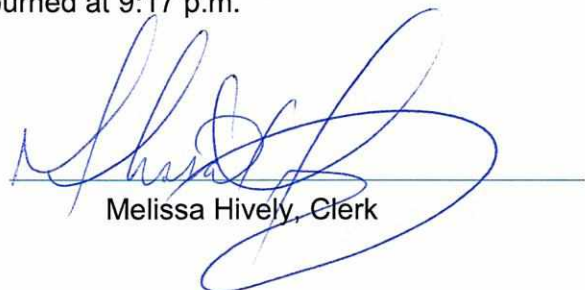
Mr. Groth informed the Planning Commission that Christina Pompa, Deputy Director of Planning & Growth Management, would be giving a presentation on Affordable Housing at the County Commissioners meeting scheduled for Tuesday, January 29, 2019.

12. Adjournment:

A **MOTION** was made by Mr. Magoon, and **SECONDED** by Mr. Viohl, to adjourn the meeting. The vote was unanimous, and the meeting adjourned at 9:17 p.m.



Rosemin Daya, Secretary



Melissa Hively, Clerk

