



PLANNING COMMISSION MEETING

**Minutes of June 3, 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, June 3, 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
Charles Rice, Program Manager
Ben Yeckley, Planner II
Melissa Hively, Clerk

1. Call to Order:

The Chair called the meeting to order at 6:00 p.m. in the Commissioners Meeting Room with seven (7) members in attendance.

2. Approval of the Agenda:

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

3. Approval of the Minutes:

1. **May 20, 2019 Meeting Minutes**

A **MOTION** was made by Mr. Viohl, 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. Westside Estates, Section 2, XPN #03-0003 – Request for Extension of Time

Staff presented an overview of the proposed Request for Extension of Time. After the staff presentation, a representative for the Applicant appeared and stated that he accepted the staff recommendation for this project, the remaining Westside Estates projects, and Beaver Creek, and that the owner was no longer seeking any of the four (4) Requests for Extension of Time on the Agenda. The Applicant then made himself available for questions, however there were none.

For the public meeting, four (4) members of the public appeared and provided comments.

After the public comments, the Planning Commission asked several questions. A **MOTION** was made by Mr. Viohl, and **SECONDED** by Ms. Marckel, to deny the Request for Extension of Time due to numerous failed attempts to obtain the required information from the Applicant. The vote was unanimous, and the **MOTION** passed.

2. Westside Estates, Section 3, XPN #04-0015– Request for Extension of Time

Staff presented a brief overview of the proposed Request for Extension of Time. After the staff presentation, the representative for the Applicant made himself available for questions, however there were none.

For the public meeting, two (2) members of the public appeared and provided comments. Ms. Theobalds confirmed that the speakers intended for their comments to apply to each of the remaining Requests for Extension of Time for the Westside Estates Projects and Beaver Creek, and that they did not need to repeat their comments for each project.

Mr. Groth explained that after the Planning Commission makes a decision to deny the project, it has expired. He confirmed that a new project would have to conform to new procedures including the required Conceptual Subdivision Plan public meeting.

A **MOTION** was made by Mr. Viohl, and **SECONDED** by Ms. Marckel, to deny the Request for Extension of Time due to numerous failed attempts to obtain the required information from the Applicant. The vote was unanimous, and the **MOTION** passed.

3. Westside Estates, Section 4, XPN #04-0015(2) – Request for Extension of Time

Staff presented a brief overview of the proposed Request for Extension of Time. After the staff presentation, the representative for the Applicant made himself available for questions, however there were none. Mr. Magoon reminded the Commission that the previous public testimony would stand for this project. A **MOTION** was made by Mr. Viohl, and **SECONDED** by Mr. Barnes, to deny the Request for Extension of Time due to numerous failed attempts to obtain the required information from the Applicant. The vote was unanimous, and the **MOTION** passed.

4. Beaver Creek, XPN #04-0022 – Request for Extension of Time

Staff presented a brief overview of the proposed Request for Extension of Time. After the staff presentation, the representative for the Applicant made himself available for questions, however there were none. Mr. Magoon reminded the Commission that the previous public testimony would stand for this project. A **MOTION** was made by Mr. Viohl, and **SECONDED** by Ms. Sherard, to deny the Request for Extension of Time due to numerous failed attempts to obtain the required information from the Applicant. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

1. Brief: Expansion of Zekiah Watershed Rural Legacy Area Land Preservation Program

Staff presented a briefing on the proposed expansion of the Zekiah Watershed Rural Legacy Area Land Preservation Program. After the presentation, the Planning Commission asked several questions. Mr. Rice estimated that the Expansion would likely be brought before the Planning Commission for action in August 2019. Ms. Sherard requested that the Smithsonian report mentioned in the presentation be made available on BoardDocs.

11. Director's Report:

Mr. Groth informed the Planning Commission that an update to the Forest Conservation Ordinance would be presented to them soon.

Mr. Groth informed the Planning Commission that Christina Pompa would be providing a follow-up on Affordable Housing.

Mr. Groth responded to comments about an interest in having a water supply discussion.

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 6:54 p.m.



Rick Viohl, Secretary



Melissa Hively, Clerk