



PLANNING COMMISSION MEETING

Minutes of March 11, 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, March 11, 2019 at 6:00 p.m. in the Charles County Government Building, La Plata, Maryland.

The following persons were present:

Wayne Magoon, Chairman
Robin Barnes
Vicki Marckel
William Murray
Rick Viohl
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Jason Groth, Planning Director
John Mudd, Assistant Chief
Heather Kelley, Program Manager
Ben Yeckley, Planner II
Alex Waltz, Planner II
DeCarlo Brown, Planning Technician
Melissa Hively, Clerk

Not Present:

Angela Sherard

1. Call to Order:

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

2. Approval of the Agenda:

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

3. Approval of the Minutes:

Mr. Magoon announced that due to lack of proper quorum on the matter, the February 25, 2019 minutes would be moved to the March 25, 2019 Planning Commission meeting.

4. Chairman's Comments:

Mr. Magoon thanked former Planning Commission members Nancy Schertler and Rosemin Daya for their service and wished them well in their future endeavors.

Mr. Magoon welcomed the three (3) new Planning Commission members, Kevin Wedding, William Murray, and Robin Barnes, and thanked them for volunteering.

Mr. Magoon thanked staff for complete and informative staff reports provided for the night's meeting.

5. Personal Appearances:

None

6. Public Hearings:

None

7. Public Meeting:

1. Stonehaven, Phase 2, Revision #1, PLREV-180007 (F.K.A. XPN #16-0004)

Staff presented an overview of the proposed project. After the staff presentation, the Planning Commission asked one (1) question. Next, the Applicant appeared and addressed several additional questions. A **MOTION** was made by Ms. Marckel, and **SECONDED** by Mr. Viohl, to approve the plan incorporating the findings included in the staff report. The vote was unanimous, and the **MOTION** passed.

2. Bensville Crossing (A.K.A. Bensville Acres), XPN #06-0011 – Request for Extension of Time

Staff presented an overview of the proposed Request for Extension of Time. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant appeared and addressed several additional questions. A **MOTION** was made by Mr. Barnes, and **SECONDED** by Ms. Marckel, to approve the Request for Extension of Time incorporating the findings and recommendations included in the staff report. The vote was unanimous, and the **MOTION** passed. The new approval expiration date was set to March 19, 2019.

3. Bensville Crossing (A.K.A. Bensville Acres), XPN #06-0011 – Modification Request (Section 104)

Staff introduced the project, and the applicant's request. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant appeared and gave a presentation, which included photographs of the current on-site improvements that were handed out to the Planning Commission members. Next, the Planning Commission asked several additional questions. A **MOTION** was made by Mr. Viohl, and **SECONDED** by Mr. Barnes, to approve the Applicant's modification request to §278-251(2)(b)[2] and extend the expiration of the Preliminary Subdivision Plan for one year to March 19, 2020,

incorporating the conditions in the staff report. The Planning Commission cited as reasons issues beyond the applicant's control such as the record rainfall, the relocation of the gas line and efforts to obtain access to the state road. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

1. Review of Capital Improvement Projects for Consistency with the Annotated Code of Maryland and the Charles County Comprehensive Plan

Staff presented the Capital Improvement project list to the Planning Commission for a determination of consistency with the Charles County 2016 Comprehensive Plan. The list identified projects that Staff determined were supportive of the goals and objectives of the 2016 Comprehensive Plan and recommended which should be included for funding as a priority in the Fiscal Year 2020-24 Capital Improvement Program Budget. Next, the Planning Commission asked several questions and requested that two (2) additional projects, Centralized Hazmat & EMS Facility and La Plata Armory Retrofit for the Department of Emergency Services, be added to the list of projects recommended for a priority. A **MOTION** was made by Ms. Marckel, and **SECONDED** by Mr. Murray, to correct several minor typos and add the two (2) projects to the list prior to Mr. Magoon signing the letter of suggested projects to the County Commissioners. The vote was unanimous, and the **MOTION** passed.

9. Unfinished Business:

None

10. New Business:

None

11. Director's Report:

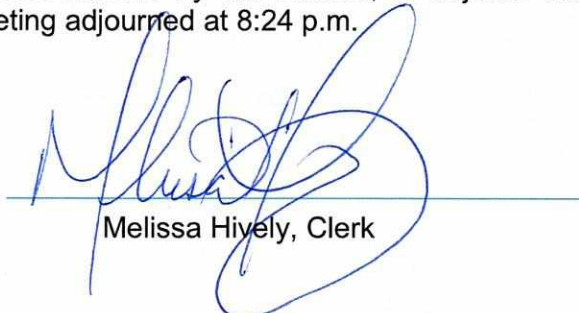
None

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 8:24 p.m.



Wayne Magoon, Chairman



Melissa Hively, Clerk