



PLANNING COMMISSION MEETING

Minutes of May 20, 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, May 20, 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
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
Kelly Palmer, Planner III
Ben Yeckley, Planner II
Melissa Hively, Clerk

Not Present:

Vicki Marckel

1. Call to Order:

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

2. Approval of the Agenda:

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

3. Approval of the Minutes:

1. April 8, 2019 Meeting Minutes

A **MOTION** was made by Mr. Viohl, and **SECONDED** by Ms. Sherard, to amend Mr. Viohl's motion made during the April 8, 2019 meeting for the Modification 104 Request for Mill Spring Estates, XPN #06-0025 in order to correct a minor error made while citing the Subdivision Regulations. The vote was unanimous, and the **MOTION** passed.

A **MOTION** was made by Mr. Viohl, and **SECONDED** by Ms. Sherard, to approve the minutes as amended. The vote was unanimous, and the **MOTION** passed.

4. Chairman's Comments:

None

5. Personal Appearances:

None

6. Public Hearings:

1. ZMA #19-0001, Belike Property, LLC

Prior to the presentation, Mr. Magoon disclosed for the record that he is familiar with the Applicant through common membership in a civic organization, but felt there was no need to recuse himself. Staff presented an overview of the proposed zoning map amendment. After the staff presentation, the Planning Commission asked several questions. Next, the Applicants gave their presentation and answered several questions from the Planning Commission. After noting there were no speakers to provide public testimony for the record, a **MOTION** was made by Mr. Murray, and **SECONDED** by Mr. Wedding, to close the record. The vote was unanimous, and the **MOTION** passed.

A **MOTION** was made by Mr. Murray, and **SECONDED** by Mr. Wedding, to forward a recommendation of approval to the County Commissioners. The vote was unanimous, and the **MOTION** passed.

2. ZTA #19-152, Shelters, Permanent in the General Industrial (IG)

Staff presented an overview of the proposed zoning text amendment. After the staff presentation, the Planning Commission asked several questions. Next, the Applicants gave their presentation and answered several questions from the Planning Commission.

A recess was called at 7:15 p.m., and the meeting resumed at 7:23 p.m.

For the public hearing, Ms. Hively read one (1) written comment provided via email, and five (5) members of the public appeared and provided additional comments on the proposed amendment for the record.

A **MOTION** was made by Mr. Barnes, and **SECONDED** by Ms. Sherard, to close the record. The vote was unanimous, and the **MOTION** passed. A **MOTION** was made by Mr. Barnes, and **SECONDED** by Ms. Sherard, to forward a recommendation of approval to the County Commissioners with the conditions included in the Staff Report. The vote was unanimous, and the **MOTION** passed.

7. Public Meeting:

1. St. Charles Mini Storage, SDP #17-0043

Staff presented an overview of the proposed project, which included staff findings, recommendations, and proposed conditions of approval. After the staff presentation, the Planning Commission asked several questions of staff. Next, Mr. Tim Lessner appeared

for the Applicant and answered several questions. A **MOTION** was made by Mr. Viohl, and **SECONDED** by Mr. Wedding, to approve the Site Development Plan and the Staff Report. The vote was unanimous, and the **MOTION** passed.

2. Piney Branch Estates, XPN #12-0016 – Request for Extension of Time

Staff presented an overview of the proposed Request for Extension of Time, which included staff findings, recommendations, and proposed conditions of approval. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant's representative appeared and made herself available for questions, however there were none. A **MOTION** was made by Mr. Barnes, and **SECONDED** by Mr. Murray, to approve the Request for Extension of Time with the findings and recommendations included in the Staff Report. The vote was unanimous, and the **MOTION** passed. The new expiration date was set to August 19, 2021.

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

1. Status of July 1, 2019 Planning Commission Meeting

After a brief discussion, the Planning Commission agreed that there was no need to cancel the July 1, 2019 Planning Commission meeting.

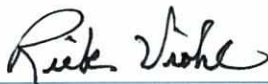
11. Director's Report:

Mr. Groth responded to comments about the ongoing modifications to the Zoning Ordinance.

Ms. Sherard requested Deputy Director Christina Pompa present the Affordable Housing Report to the Planning Commission.

12. Adjournment:

A **MOTION** was made by Ms. Sherard, and **SECONDED** by Mr. Wedding, to adjourn the meeting. The vote was unanimous, and the meeting adjourned at 8:10 p.m.



Rick Viohl, Secretary



Melissa Hively, Clerk