



PLANNING COMMISSION MEETING

**Minutes of September 23, 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, September 23, 2019 at 6:00 p.m. in the Charles County Government Building, La Plata, Maryland.

The following persons were present:

Angela Sherard, Vice Chair
Rick Viohl, Secretary
Vicki Marckel
William Murray
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Jason Groth, Planning Director
Kirby Blass, Planner III
Aimee Dailey, Planner III
Ben Yeckley, Planner II
Melissa Hively, Clerk

Not Present:

Wayne Magoon, Chairman
Robin Barnes

1. Call to Order:

The Vice Chair called the meeting to order at 6:02 p.m. in the Commissioners Meeting Room with five (5) members in attendance.

2. Approval of the Agenda:

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

3. Approval of the Minutes:

1. September 9, 2019 Meeting Minutes

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

4. Chairman's Comments:

None

5. Personal Appearances:

Nancy Schertler – Expressed her continued concerns about progress of the ongoing updates to the Zoning Ordinance.

6. Public Hearings:

None

7. Public Meeting:

1. Stonehaven Parcel K, Neighborhood Center, SDP #19-0124

Staff presented an overview of the proposed Site Development Plan (SDP). Next, the Planning Commission asked several questions. Mr. Murray distributed copies of several photographs he took near the subject site to the Planning Commission and Staff. The Applicant was present and answered several additional questions, including questions directed at the subject of Mr. Murray's photographs. A **MOTION** was made by Mr. Viohl, and **SECONDED** by Ms. Marckel, to approve the SDP with the findings and recommendations included in the staff report. The vote was unanimous, and the **MOTION** passed.

2. Bryans Village, Revision #5, PLREV-180008

Staff presented an overview of the proposed Revision. Next, the Planning Commission asked several questions. The Applicant was present and answered several additional questions. A **MOTION** was made by Mr. Murray, and **SECONDED** by Mr. Viohl, to include all Diverse Architectural Design Types as listed in section E(1)(d) of the Staff Report as conditions of approval, approve Mitigation Proposal #1, and then approve the Revision with the findings and recommendations included in the Staff Report. The vote was unanimous, and the **MOTION** passed.

3. Brookestone, XPN #18-0002

Staff presented an overview of the proposed Preliminary Subdivision Plan. After the staff presentation, the Planning Commission asked several questions. The Applicant was present and answered several additional questions. For the public meeting, one (1) member of the public voiced comments relating to the proposed plan. A **MOTION** was made by Mr. Murray, and **SECONDED** by Mr. Wedding, to approve the Plan with the conditions and recommendations included in the staff report. A roll call vote was taken, and the results were as follows:

Mr. Wedding – Yes
Ms. Marckel – Yes
Mr. Murray – Yes
Mr. Viohl – No
Ms. Sherard – Did not vote.

The vote was three (3) in favor to one (1) against and the **MOTION** passed. (Ms. Sherard, as vice chair, did not vote as her vote would not have affected the outcome of the vote).

8. Work Session:

None

9. Unfinished Business:

None

10. New Business:

None

11. Director's Report:

Mr. Groth addressed questions about the Zoning Ordinance update and schedule of proposed amendments.

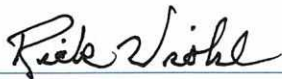
Mr. Groth commented on the Stormwater Management Standard Details and his intention to speak to Codes and Permits about the issues raised during the discussion of Stonehaven Parcel K.

Mr. Groth expressed willingness to add Work Sessions in November to provide time for the Planning Commission to discuss numerous items.

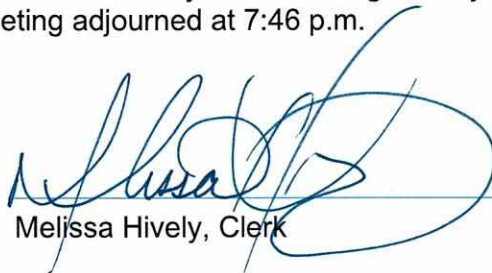
Ms. Sherard asked that a link to a previous Planning Commission meeting be provided to members as she felt it may provide some insight into current discussions.

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 7:46 p.m.



Rick Viohl, Secretary



Melissa Hively, Clerk