



PLANNING COMMISSION MEETING

Minutes of April 23, 2018 6:00 p.m.

**County Commissioners Meeting Room
La Plata, Maryland 20646**

The Charles County Planning Commission held its regularly scheduled meeting on Monday, April 23, 2018 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
Buddy Bowling
Nancy Schertler
Rick Viohl
Wayne Magoon
Vicki Marckel
Elizabeth Theobalds, Deputy County Attorney
Jessica Andritz, Associate County Attorney
Jason Groth, Planning Director
John Mudd, Assistant Chief of Planning
Charles Rice, Program Manager
Heather Kelley, Program Manager
Sheila Geisert, Clerk

1. Call to Order:

The Chairman called the meeting to order at 6:05 p.m. with all members in attendance.

2. Approval of the Agenda:

Chairman Sherard proposed a change to the agenda to add a Review of Planning Commission Rules and Procedures and A Review of the “pipeline projects.” Mr. Bowling made a **MOTION** that the amended agenda be approved; and it was **SECONDED** by Ms. Daya and approved unanimously.

3. **Approval of the Minutes:**

Minutes from the February 26 and April 9 meetings were not received by all commission members in sufficient time for discussion and suggested that the commission members consider the minutes of February 26 and April 9 minutes for approval at the May 7th meeting. Ms. Schertler stated that she had received a copy of the minutes and proposed an amendment which she handed out to the commission members. Ms. Sherard read the proposed amendment into the record to the April 9 minutes. A **MOTION** was made by Ms. Schertler to incorporate the proposed amendment into the April 9 minutes and it was **SECONDED** by Mr. Bowling. The vote was approved unanimously.

4. **Chairperson's Comments:**

None

5. **Personal Appearances:**

Mr. Ken Hastings
Hannah Seligmann

6. **Public Hearing:**

None

7. **Public Meetings:**

A. Ironsides Escape, XPN #05-0015 (formerly known as "Albion") – Request for Extension of Approval

Staff presented its report. After the staff presentation, Ms. Schertler reiterated and clarified her previous request for additional information on the applicability of SB236 when evaluating requests for extensions of preliminary subdivision plans, and her desire for a legal opinion from the county attorney's office regarding "grandfathering" and SB236 as discussed at the last meeting. A **MOTION** was made by Ms. Schertler, and **SECONDED** by Mr. Viohl, to defer a vote on the Request for Extension of Preliminary Subdivision Plan approval of Ironsides Escape, XPN#05-0015 until the commission receives the requested information. There was discussion among the members.

A roll call vote was taken. The results were as follows:

Mr. Bowling – No
Ms. Daya – Yes
Mr. Magoon – No
Ms. Marckel – Yes
Ms. Schertler – Yes
Mr. Viohl – Yes
Ms. Sherard – Did Not Vote.

The vote was four (4) to two (2) in favor. Ms. Sherard as chair, did not exercise her right to vote as her vote would not affect the outcome.

8. Work Session:

None

9. Old Business:

A. Review of Planning Commission Rules and Procedures (PCRP)

Ms. Sherard opened discussion on proposed additions to the PCRP on conflicts of interest, the ethics code and Ex parte communication. The planning commission members offered comments, asked questions and engaged in discussion. No action taken.

10. New Business:

A. Briefing on “Pipeline Projects” submitted after adoption of 2016 Comprehensive Plan

Ms. Kelley stated the following:

New Preliminary Subdivision Plan (PSP) applications submitted since July 1, 2016:

- 1) 08/17/2017, XPN #17-0001, Stonehaven, Phase 3, 136 SFD, 184 TH (320 total lots) (PUD zone), (pending PC approval).

- 2) 11/03/2016, XPN #16-0004, Stonehaven, Phase 2, 192 SFD, 140 TH (332 total lots) (PUD zone), (PC approved 9/25/17).
- 3) 09/16/2016, XPN #16-0003, Sunstone Grove, 73 TH lots, (RM zone), (PC approved 9/11/17).
- 4) 09/09/2016, XPN #16-0002, Sunstone Preserve, 52 SFD, 184 TH lots (236 total lots) (WCD and RM zones). This application has not yet been processed.

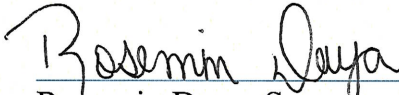
Presenters: John Mudd, Assistant Chief of Planning
Heather Kelley, Program Manager

11. Director's Report:

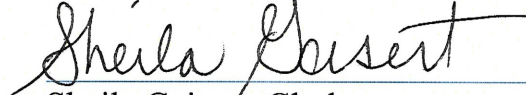
Mr. Jason Groth addressed the question regarding the maps supplied to the Planning Commission and what appeared to be a discrepancy. Mr. Groth read a statement from the GIS Planner which explained that data used for the map provided to the planning commission was based on newer information than that which is used by the PGM GIS Interactive Map. Mr. Groth concluded that the map presented to the Planning Commission as part of the original presentation was correct and accurate.

12. Adjournment:

A **MOTION** was made by Mr. Bowling, and **SECONDED** by Mr. Magoon to adjourn the meeting. The vote was all in favor. The **MOTION** was approved unanimously. The meeting adjourned at 7:10 p.m.



Rosemin Daya, Secretary



Sheila Geisert, Clerk