



PLANNING COMMISSION MEETING

**Minutes of July 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, July 23, 2018 at 6:00 p.m. in the Charles County Government Building, La Plata, Maryland.

The following persons were present:

Angela Sherard, Chairperson
Rosemin Daya, Secretary
Nancy Schertler
Wayne Magoon
Rick Viohl
Elizabeth Theobalds, Deputy County Attorney
Steve Kaii-Ziegler, Director of PGM
Christina Pompa, Deputy Director of PGM
Jason Groth, Planning Director
John Mudd, Assistant Planning Director
Heather Kelley, Program Manager
Charles Rice, Program Manager
Amy Blessinger, Planner III
Darrell Brown, Director of EDD
Taylor Yewell, Redevelopment Manager
Sheila Geisert, Clerk

Not present:

Gilbert "Buddy" Bowling
Vicki Marckel

1. Call to order:

The Chairperson called the meeting to order at 6:03 p.m. in the Commissioners Blue Room with five members in attendance. After some technical difficulties the meeting was moved to the Commissioners Meeting Room at 6:15 p.m.

2. Approval of the Agenda:

The **MOTION** was made by Mr. Magoon to approve the Agenda as submitted, and was **SECONDED** by Ms. Daya. The vote was all in favor. The **MOTION** passed.

3. **Approval of the Minutes:**

A **MOTION** was made by Ms. Schertler to approve the July 9, 2018 minutes. The **MOTION** was **SECONDED** by Mr. Magoon. The vote was all in favor. The **MOTION** passed.

4. **Chairperson's Comments:**

None

5. **Personal Appearances:**

None

6. **Public Hearings:**

None

7. **Public Meeting:**

None

8. **Work Session:**

A. **Comprehensive Update to the Zoning Ordinance and Subdivision Regulations – Work Program**

Presenters: Steve Kaii-Ziegler, Director of PGM
Christina Pompa, Deputy Director of PGM
Darrell Brown, Director of EDD
Taylor Yewell, Redevelopment Manager

The staff presented a detailed proposal and schedule for updating the zoning ordinance and subdivision regulations. The proposal set for the plan for reorganizing the entire Zoning Ordinance and the schedule incorporated implementation of a policy for the Airport Overlay Zone.

B. **Zoning Text Amendment (ZTA) 17-147, Revision to Core Employment Residential (CER) Zone**

Presenters: Christina Pompa, Deputy Director of PGM
Amy Blessinger, Planner III

After a staff presentation, discussion and several questions, a **MOTION** was made by Mr. Viohl for the Planning Commission to transmit Zoning Text Amendment (ZTA) #17-147 to the County Commissioners with a recommendation of disapproval with several enumerated reasons. The **MOTION** was **SECONDED** by Ms. Schertler. After discussion, a roll call vote was taken. The results were as follows:

Ms. Daya – Yes
Ms. Schertler – Yes

Mr. Magoon – No
Mr. Viohl – Yes
Ms. Sherard – Did Not Vote.

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

9. **Old Business:**

None

10. **New Business:**

Introduction, Adequate Public Facilities Manual Text Amendment – Bulk School Allocation Criteria

Presenter: John F. Mudd, Assistant Director of Planning

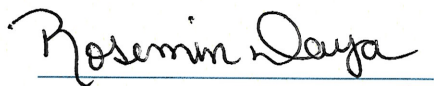
After a staff briefing and several questions, staff requested to proceed with a revision the bulk school allocation provisions. A **MOTION** was made by Mr. Magoon to schedule a public hearing to present the proposed revisions. The **MOTION** was **SECONDED** by Mr. Viohl. The vote was all in favor. The **MOTION** passed, and the public hearing was set for August 20, 2018.

11. **Director's Report:**

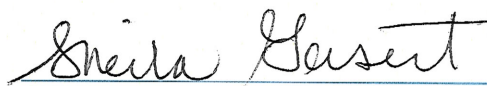
None

12. **Adjournment:**

A **MOTION** was made by Mr. Magoon and **SECONDED** by Ms. Schertler to adjourn the meeting. All in favor. The meeting adjourned at 9:01 p.m.



Rosemin Daya, Secretary



Sheila Geisert, Clerk