



## PLANNING COMMISSION MEETING

Minutes of June 4, 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, June 4, 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  
Gilbert "Buddy" Bowling  
Nancy Schertler  
Vicki Marckel  
Rick Viohl  
Wayne Magoon  
Elizabeth Theobalds, Deputy County Attorney  
Jason Groth, Planning Director  
John Mudd, Assistant Planning Director  
Heather Kelley, Program Manager  
Amy Blessinger, Senior Planner  
Martin Proulx, Agriculture Business Development Manager  
Stephanie Springer, (Substitute) Clerk

### 1. Call to order:

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

### 2. Approval of the Agenda:

Ms. Sherard proposed an amendment to the Agenda to reflect the addition of a second "Old Business" after the Director's Report during which time she would be requesting a motion to go into Closed Session during Old Business and from there adjourn the entire meeting.

The **MOTION** to approve the amendment to the Agenda was made by Mr. Bowling, and **SECONDED** by Mr. Magoon. The vote was all in favor. The **MOTION** passed.

### 3. Approval of the Minutes:

A **MOTION** was made by Mr. Magoon to approve the May 21, 2018 minutes, with revisions to Item 3 (as outlined in the approved minutes of the May 7, 2018 Meeting). The Motion was **SECONDED** by Mr. Bowling. The vote was all in favor, and the **MOTION** passed.

4. **Chairperson's Comments:**

None

5. **Personal Appearances:**

Ken Hastings – commented on the Board of Appeals and Planning Commission decisions on the Washington's Discovery project.

6. **Public Meeting:**

**A. Zoning Text Amendment (ZTA) 18-150, Craft Beverages**

Presenter: Amy Blessinger, Senior Planner

Martin Proulx, Agriculture Business Development Manager

Ms. Amy Blessinger and Mr. Martin Proulx presented a briefing on the Craft Beverages ZTA. In their presentation, they explained that the purpose of the proposed legislation is to create a regulatory foundation in Charles County that will attract and retain businesses in the rapidly growing craft beverage industry. The Planning Commission was advised that the public hearing and presentation of the legislation for comment was scheduled for June 18, 2018, therefore, there was no action.

7. **Work Session:**

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

Presenter: Amy Blessinger, Planner III

After a staff presentation and several questions, a **MOTION** was made by Ms. Schertler to defer a decision and recommendation of the proposed text amendment to allow staff time, within the next 50 days, to assist the Planning Commission in a work session to help them make a more informed recommendation. The motion contained eight items of discussion. The **MOTION** was **SECONDED** by Mr. Viohl. After discussion, a vote was taken with four members in favor of the motion and two members opposed. The **MOTION** passed with a majority vote.

8. **Old Business (Part 1):**

Staff presented the requested list of recently "Voided Preliminary Plans" and Preliminary Plans that had achieved "25% completion." These additional lists were requested by the Planning Commission following the previously presented list of Pending Subdivision Plan Time Extension Requests, as provided to the Commission members at the April 9, 2018 meeting.

9. **New Business:**

None

10. **Director's Report:**

Mr. Groth announced that at the next Planning Commission meeting on June 18, 2018, the Planning Commission will hold a Public Hearing on the amendment to the 2016 Comprehensive Plan to add a Mineral Resources chapter.

11. **Old Business (Part 2)**

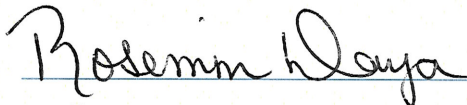
Pursuant to the General Provision Article of the Annotated Code of Maryland §3-305(b) (7), a **MOTION** was made by Mr. Bowling to go into Closed Session to obtain legal advice and to adjourn the June 4, 2018, Planning Commission meeting thereafter. The Motion was **SECONDED** by Mr. Magoon. All were in favor. The **MOTION** passed.

Summary of Closed Session:

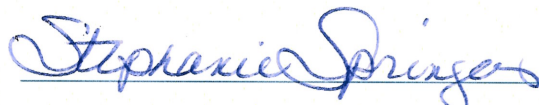
Closed Session began at 7:14 p.m. In attendance: Angela Sherard, Buddy Bowling, Rosemin Daya, Nancy Schertler, Vicki Marckel, Rick Viohl, Wayne Magoon, Elizabeth Theobalds, Jason Groth, Stephanie Springer.

The Planning Commission received legal advice regarding a request for the release of information.

Closed Session and the meeting adjourned at 7:33 p.m.



Rosemin Daya, Secretary



Stephanie Springer, Clerk