

PLANNING COMMISSION MEETING

Minutes of May 7, 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, May 7, 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
Vicki Marckel
Rick Viohl
Wayne Magoon
Elizabeth Theobalds, Deputy County Attorney
Jessica Andritz, Associate County Attorney
Steve Kaii-Ziegler, Director of Planning and Growth Management
Jason Groth, Director of Planning
John Mudd, Assistant Chief of Planning
Heather Kelley, Program Manager
Charles Rice, Program Manager
Aimee Dailey, Planner III
Sheila Geisert, Clerk

Absent:

Gilbert "Buddy" Bowling

1. Call to order:

The Chairperson called the meeting to order at 6:00 p.m. with six members in attendance.

2. Approval of the Agenda:

Ms. Sherard proposed a revision to re-order the Agenda to allow Old Business to be presented in two separate parts as follows:

- Part 1 will be presented prior to the Public Meeting items and will include a discussion of vesting and SB 236 presented by legal counsel.
- Part 2 was to remain in its original location on the agenda with the topic as previously published.

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

3. **Approval of the Minutes:**

A **MOTION** was made by Mr. Magoon to approve the February 26, 2018 minutes, with revisions to Item 3 (Approval of the January 22, 2018 Minutes) as provided in writing by Ms. Schertler. The Motion was **SECONDED** by Ms. Daya. The vote was all members in favor, and the **MOTION** passed.

A **MOTION** was made by Ms. Marckel to approve was the April 9, 2018 minutes with the removal of a duplicate “that” near the bottom of Page 5 as suggested by Mr. Viohl and **SECONDED** by Ms. Daya. The vote was all in favor. The **MOTION** passed.

A **MOTION** was made by Ms. Schertler to approve the April 23, 2018 minutes with the removal of “to projects like Ironsides Escape” and replacement with “when evaluating requests for extensions of preliminary subdivision plans” on Page 2, and was **SECONDED** by Mr. Magoon. The vote was all members in favor. The **MOTION** passed.

4. **Chairperson’s Comments:**

None

5. **Personal Appearances:**

Ken Hastings – commented generally on the Board of Appeals cases on Planning Commission decisions

Janice Wilson – intended to speak regarding Town Center South Plan Revision; agreed to come back during the Public Meeting portion of the project’s presentation

Linda Redding – commented on the impact to groundwater levels from the Crossroads Shephard subdivision

6. **Public Hearing:**

None

7. **Old Business:** Part 1, Discussion of vesting and SB236

The discussion with the Planning Commission clarified that the 2012 legislation known as the Septic Bill (SB236) created a vesting mechanism separate from case law and that the case law two step test does not apply to projects which have vested under the Septic Bill.

8. **Public Meetings:**

A. Ironsides Escape, XPN 05-0015 (Formerly known as “Albion”), Request for Extension of Time (deferred from April 23, 2018 meeting). After discussion, Staff agreed to request a “School Bus Stop Ahead” sign be added to Ironsides Road (MD 425), pending state approval of the sign. A **MOTION** was made by Ms. Schertler and **SECONDED** by Ms. Marckel to approve the requested extension of time. The vote was all members in favor. The **MOTION** passed.

- B. Town Center South, XPN 06-0008, Revision # 2, Preliminary Plan of Subdivision – proposed an additional entrance to the northbound side of St. Patricks Drive. Members of the public commented on the project. A **MOTION** was made by Mr. Magoon, **SECONDED** by Mr. Viohl for approval of revision #2 with the inclusion and correction of the land record information pertaining to the conservation easements denoted on the plan. The vote was five (5) in favor, and one (1) opposed. The **MOTION** passed.

8. Work Session:

None

9. Old Business: Part 2, Pending Subdivision Plan - Time Extension Requests

A list of Pending Subdivision Plan Time Extension Requests was provided to the Commission members. Staff responded to questions. Planning Commission members requested additional information which staff agreed to provide at the next meeting. The request was as follows:

- A list of the projects which achieved 25% completion s; and
- A list of the projects which were voided.

10. New Business:

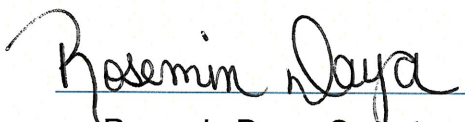
- A. Director Kaii-Ziegler responded to Planning Commission members questions regarding the implementation of the Comprehensive Plan. The revised implementation plan will be presented to the Planning Commission within 60 days.
- B. Planning Commission requested information on the Stormwater Management process. Director Kaii-Ziegler advised the information would need to be presented by staff from the Codes, Permits, and Inspection Services (CPIS) Division of PGM and he offered to have CPIS prepare a presentation for a future date.

11. Director's Report:

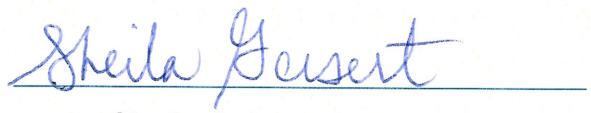
None

12. Adjournment:

A **MOTION** was made by Mr. Magoon to adjourn the meeting, **SECONDED** by Ms. Marckel. The **MOTION** passed. The meeting adjourned at 9:40 p.m.



Rosemin Daya, Secretary



Sheila Geisert, Clerk