



PLANNING COMMISSION MEETING

**Minutes of October 15, 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, October 15, 2018 at 6:00 p.m. in the Charles County Government Building, La Plata, Maryland.

The following persons were present:

Angela Sherard, Chair
Gilbert "Buddy" Bowling, Vice Chair
Rosemin Daya, Secretary
Rick Viohl (late)
Vicki Marckel
Wayne Magoon
Elizabeth Theobalds, Deputy County Attorney
Jason Groth, Planning Director
John Mudd, Assistant Chief
Cyndi Bilbra, Program Manager
Heather Kelley, Program Manager
Kelly Palmer, Planner III
Melissa Hively, Clerk

Not present:

Nancy Schertler

1. Call to Order:

The Chairperson called the meeting to order at 5:59 p.m. in the Commissioners Meeting Room with five (5) members in attendance. Mr. Viohl arrived after the meeting was called to order, increasing the total of members in attendance to six (6).

2. Approval of the Agenda:

The **MOTION** was made by Mr. Bowling to approve the Agenda and was **SECONDED** by Ms. Daya. The vote was unanimous, and the **MOTION** passed.

3. Approval of the September 24, 2018 Minutes:

Ms. Sherard made note of two (2) minor corrections made to the minutes presented for approval. A **MOTION** was made by Mr. Bowling to approve the September 24, 2018 minutes as amended. The **MOTION** was **SECONDED** by Ms. Marckel. Mr. Magoon announced that he would abstain from the vote as he was not present during the September 24, 2018 meeting. The vote was unanimous, and the **MOTION** passed.

4. **Chairperson's Comments:**

Ms. Sherard announced that she had placed a 24-hour courtesy hold on a six (6) hotel rooms for the 35th Annual Maryland Planning Commissioners Association Conference scheduled for October 25 and 26 in Gaithersburg, Maryland. Planning Commission members were advised that they had until noon on Tuesday, October 16, 2018 to claim a held reservation spot for the conference.

5. **Personal Appearances:**

None

6. **Public Hearings:**

1. **Docket #90 Amendment and Master Plan Revision, 2018**

The staff presented an overview of the proposed amendment. After the staff presentation, the planning commission asked several questions. Next, the applicant gave a brief presentation. For the public hearing, two (2) members of the public voiced comments on the proposed amendment. A **MOTION** was made by Ms. Marckel to keep the record open for a period of ten (10) days to give the public additional time to submit comments and to schedule the work session for October 29, 2018. The **MOTION** was **SECONDED** by Mr. Bowling. The vote was unanimous, and the motion passed.

The record shall remain open until 4:30 p.m. on Thursday, October 25, 2018. All comments are to be submitted to the Clerk for the planning commission. A work session for the proposed amendment will be added to the agenda for the regularly scheduled Planning Commission meeting to be held on October 29, 2018.

7. **Public Meeting:**

1. **Fenwick Landing, SDP #18-0006**

The staff presented an overview of the proposed site development plan. After the staff presentation, the planning commission asked several questions which were addressed by Ms. Cathy Ferlage of Soltez on behalf of the Applicant, who was not present. A **MOTION** was made by Mr. Bowling, and **SECONDED** by Mr. Magoon, to approve the project. The vote was unanimous, and the **MOTION** passed.

2. **Land of Henry Ford Development, LLC, SDP #17-0020**

The staff presented an overview of the proposed site development plan. After the staff presentation, the planning commission asked several questions. Next, the applicant appeared and offered the planning commission an opportunity to ask questions. A **MOTION** was made by Mr. Bowling, and **SECONDED** by Mr. Magoon, to approve the project with the conditions outlined in the staff report. The vote was unanimous, and the **MOTION** passed.

8. **Work Session:**

None

9. **Old Business:**

Approval of 2019 Planning Commission Meeting Schedule

The Planning commission was presented with two proposed draft schedules. After a brief discussion, a **MOTION** was made by Mr. Bowling, and **SECONDED** by Mr. Viohl, to accept Schedule B, with the option to cancel any meeting due to inclement weather or lack of agenda items. The vote was unanimous, and the **MOTION** passed.

10. **New Business:**

None

11. **Director's Report:**

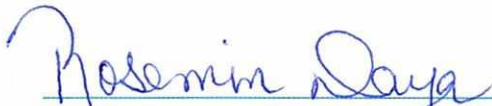
Mr. Groth reported that a status update on the ongoing Zoning Regulations rewrite would be provided during the December 10, 2018 Planning Commission meeting.

Mr. Groth announced as a reminder that The Department of Planning and Growth Management will be closed to the public on October 17, 18, and 19 for the implementation of the new online permitting system.

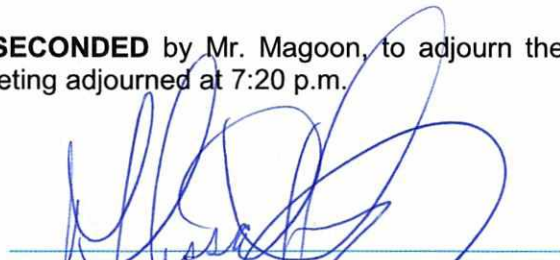
Mr. Groth provided a brief overview of the process for the Planned Development Zone Applications (PDZA) in preparation for the upcoming Waldorf Station General Development Plan agenda item. Mr. Groth and Mr. Mudd answered several questions and assured a more detailed explanation would be given for the Waldorf Station GDP during the October 29, 2018 Planning Commission meeting.

12. **Adjournment:**

A **MOTION** was made by Mr. Bowling, and **SECONDED** by Mr. Magoon, to adjourn the meeting. The vote was unanimous, and the meeting adjourned at 7:20 p.m.



Rosemin Daya, Secretary



Melissa Hively, Clerk