



PLANNING COMMISSION MEETING

Minutes of June 21, 2021 6:00 p.m.

Teleconference

La Plata, Maryland 20646

The Charles County Planning Commission held its regularly scheduled meeting virtually via Microsoft Teams on Monday, June 21, 2021 at 6:00 p.m.

The following persons were present:

Wayne Magoon, Chairman
Robin Barnes, Vice Chair
Dawud Abdur-Rahman, Secretary
Maya Coleman
William Murray
Angela Sherard
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
James Campbell, Planning Commission
Charles Rice, Assistant Chief of Planning
Joel Binkley, Planner III
Kirby Blass, Planner III
Amy Blessinger, Planner III
Beth Groth, Planner III
Melissa Hively, Clerk

1. Call to Order:

The Chair called the virtual meeting to order at 6:06 p.m. with seven (7) members in attendance.

2. Approval of the Agenda:

A **MOTION** was made by Mr. Barnes to approve the agenda, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

None

4. Chairman's Comments:

Mr. Magoon commented briefly on the continuing public health crisis and encouraged all to remain safe and healthy.

5. Personal Appearances:

It was noted that there were no registered speakers for Personal Appearances.

6. New Business):

A. Planning Commission Annual Report 2020

Staff presented an overview of the proposed annual report. After the staff presentation, the Planning Commission asked several questions and requested that several minor changes be made to the annual report. A **MOTION** was made by Mr. Barnes, and **SECONDED** by Mr. Wedding, to adopt the 2020 Planning Commission Annual Report with the requested changes. The vote was unanimous, and the **MOTION** passed.

B. New Business for the Planning Commission

Discussion below.

7. Public Hearing:

None

8. Public Meeting:

None

9. Work Session:

A. ZTA #20-160 - Private Municipal Waste Transfer Station in IH Zones

Staff presented a brief overview of the proposed Amendment and confirmed that no additional Public Comments were received during the open record period. A representative from the Department of Public Works presented updated information from the Maryland Department of the Environment. After the presentations, a **MOTION** was made by Mr. Wedding to forward a recommendation of approval to the County Commissioners, which was **SECONDED** by Ms. Sherard. The vote was unanimous, and the **MOTION** passed.

B. Amendment to the Comprehensive Plan - Maryland Airport

Staff presented a brief overview of the proposed Amendment and the additional public comments received during the open record period. Next, consultants from RKG Associates, Inc. presented their market analysis. After the presentations, the Planning Commission asked several questions.

A recess was called at 8:33 p.m., and with the return of all seven (7) members, the meeting resumed at 8:45 p.m.

Open Session resumed with additional questions posed by the Planning Commission. A **MOTION** was made by Mr. Barnes to find the proposal consistent with the Comprehensive Plan and to forward a recommendation of approval to the County Commissioners, which was **SECONDED** by Mr. Wedding. After a brief discussion, a roll call vote was taken. The results were as follows:

Mr. Wedding – Yes
Mr. Barnes – Yes
Ms. Sherard – No
Ms. Coleman – No
Mr. Abdur-Rahman – No
Mr. Murray – Yes
Mr. Magoon – Yes

The vote was four (4) in favor to three (3) against, and the **MOTION** passed.

10. Unfinished Business:

None

11. New Business (Continued):

New Business for the Planning Commission

Ms. Hively polled the Planning Commission for any New Business they wished to raise. No new business was raised; however, the Planning Commission briefly discussed the upcoming Special Meeting after Ms. Hively provided a reminder.

12. Director's Report:

Mr. Campbell provided a brief overview of upcoming items and commented on upcoming and ongoing PGM projects.

13. Adjournment:

A **MOTION** to adjourn the meeting was made by Ms. Sherard, which was **SECONDED** by Mr. Abdur-Rahman. The vote was unanimous, and the meeting adjourned at 9:55 p.m.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Aug 3, 2021 12:39 EDT)

Dawud Abdur-Rahman, Secretary

Melissa Hively

Melissa Hively, Clerk