



## **PLANNING COMMISSION MEETING**

**Minutes of January 13, 2025, 6:00 p.m.  
Hybrid (Virtual & In-Person)  
La Plata, Maryland 20646**

The Charles County Planning Commission held their regularly scheduled meeting rescheduled from January 6, 2025 due to inclement weather both in-person at the County Government Building and virtually via Microsoft Teams on Monday January 13, 2025 at 6:00 p.m.

### **The following persons were present:**

Kevin Wedding, Chair  
William Murray, Vice Chair  
Dawud Abdur-Rahman, Secretary  
Jeffrey Bossart  
Denard Earl  
Semia Hackett  
Ryan Sekuterski  
Elizabeth Theobalds, Deputy County Attorney  
Charles Rice, AICP, Planning Director  
Heather Kelley, AICP, Planning Supervisor  
Tetchiana Anderson, Planner III  
Sherri Davis, Interim Clerk

### **1. Call to Order:**

The meeting was called to order at 6:03 p.m. with seven (7) members in attendance.

### **2. Approval of the Agenda:**

A **MOTION** was made by Mr. Bossart to approve the agenda, which was **SECONDED** by Mr. Murray. Mr. Abdur-Rahman commented that he would not be voting on item 3.a as he was not in attendance for that meeting. The vote was unanimous, and the **MOTION** passed.

### **3. Approval of the Minutes:**

#### **3.a December 16, 2024**

A **MOTION** was made by Mr. Sekuterski to accept and approve the minutes as presented and to incorporate as an attachment the Summary of the Planning Commission Decisions made by the Planning Commission on December 16, 2024. The motion was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

4. **Chairman's Comments:**

None

5. **Personal Appearances:**

None

6. **Public Hearing:**

None

7. **Public Meeting:**

**7.a Stasch Farm Property, Lot B, Modification 104 Request**

Staff presented an applicant's request for a Modification 104 of the Subdivision Regulations. Staff then answered several questions from Planning Commission members. Next, the Applicant's representative provided a presentation and answered several questions from Planning Commission members.

There were no comments from the public.

Mr. Murray then made a **MOTION** to grant approval of the Modification 104 request with the conditions provided in the staff report, excluding Condition #4. The Motion was **SECONDED** by Mr. Sekuterski. After a brief discussion of Condition #4, Mr. Murray then amended his **MOTION** to include all of the conditions in the Staff Report, which was **SECONDED** by Mr. Sekuterski. The vote was unanimous, and the **MOTION** passed.

8. **Work Session:**

None

9. **Unfinished Business:**

None

10. **New Business:**

**10.a Poll of the Planning Commission members for new business**

Ms. Hackett requested an update on scheduling a briefing from the Department of Public Works. Mr. Bossart inquired on where the new Wildlife Refuge property is located within the County.

**11. Director's Report:**

Mr. Rice provided an update on items that had previously come before the Planning Commission, upcoming agenda items for the County Commissioners, scheduling of briefings requested by the Planning Commission, and the status of the Comprehensive Plan Update.

**12. Adjournment:**

A **MOTION** was made by Mr. Murray to adjourn the meeting, which was **SECONDED** by Mr. Sekurterski. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 7:27 p.m.

Dawud Abdur-Rahman  
Dawud Abdur-Rahman (Feb 28, 2025 18:12 EST)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk

*Attached and incorporated herein: January 13, 2025 Summary of Planning Commission Decisions*



# Charles County Planning Commission

200 Baltimore Street, La Plata, MD 20646

301-645-0692

Kevin Wedding  
Chair

William Murray  
Vice Chair

Dawud Abdur-Rahman  
Secretary

## Summary of Planning Commission Decisions January 13, 2025

### Item: 7.a Stasch Farm Property, Lot B, Modification 104 Request

The Planning Commission approved the applicant's request with the conditions listed in the Staff Report.

Factors considered in reaching the decision were as follows:

- Special Circumstances unique to the property and are not self-created, specifically: topography includes steep slopes, streams and the buffers protecting streams (RPZ)
- The existing road meets and exceeds private road standards in many areas facilitating ease of use by emergency vehicles.
- All users of the road have agreed to enter into a road maintenance agreement.
- Steep slopes make construction of an additional access challenging.
- The applicants' use of the property is agricultural and supports preservation of agricultural land consistent with the Comprehensive Plan.
- The detailed analysis provided in the Staff Report and the conditions enumerated.

Dawud Abdur-Rahman

Dawud Abdur-Rahman (Feb 28, 2025 18:12 EST)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk