

PLANNING COMMISSION MEETING

**Minutes of April 7, 2025, 6:00 p.m.
Hybrid (Virtual & In-Person)
La Plata, Maryland 20646**

The Charles County Planning Commission held their regularly scheduled meeting both in-person at the County Government Building and virtually via Microsoft Teams on Monday April 7, 2025 at 6:00 p.m.

The following persons were present:

Kevin Wedding, Chair
William Murray, Vice Chair
Jeffrey Bossart
Denard Earl
Semia Hackett
Ryan Sekuterski
Jason Groth, Director of Planning and Growth Management
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, AICP, Planning Director
Kirby Blass, Planner III
Kelly Palmer, Planner III
Melissa Hively, Planner II
Hunter Zinn, Planner I
Amy Brackett, Clerk

Not Present:

Dawud Abdur-Rahman, Secretary

1. Call to Order:

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

2. Approval of the Agenda:

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

3. Approval of the Minutes:

3.a March 3, 2025

A **MOTION** was made by Mr. Bossart 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 March 3, 2025. The motion was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

3.b March 17, 2025

A **MOTION** was made by Mr. Bossart 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 March 17, 2025. The motion was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed.

4. Chairman’s Comments:

None

5. Personal Appearances:

The Clerk shared comments provided virtually by Mark Thomas regarding suggestions for use of the existing railway system.

6. Public Hearing:

6.a Zoning Text Amendment (ZTA) #24-182, Required Widths of Aisles and Driveways for Agritourism and Ecotourism

Staff presented the proposed Zoning Text Amendment (ZTA) and provided a brief overview of the revisions made to the original proposed ZTA at the request of the Board of County Commissioners. Next, staff answered questions from the Planning Commission members.

There were no comments from the public.

A **MOTION** was made by Mr. Murray to close the record. The motion was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

A **MOTION** was made to close the Public Hearing and move to a Work Session by Mr. Murray. The motion was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

After a brief discussion confirming support from the agriculture community for the ZTA, a **MOTION** was made by Mr. Murray to forward a recommendation of approval of the ZTA to the County Commissioners for consideration. The motion was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed.

7. Public Meeting:

7.a South Park West, CPS-240003

Staff briefly introduced the Conceptual Subdivision Plan (CSP) and commented on the CSP process. Next, the Applicant presented an overview of the project. The Applicant then answered several questions from Planning Commission members. Six members of the public provided comments.

7.b Lake Acton Business Park, PSP-220003

Staff introduced the Applicant’s Preliminary Subdivision Plan and traffic mitigation proposal for approval. Next, the Applicant’s representative provided an overview of the Preliminary Subdivision

Plan. The Applicant’s representatives were available to answer several questions from the Planning Commission. Two members of the public provided comments. The Planning Commission then asked additional questions of the Applicant’s representative.

Mr. Murray made a **MOTION** to approve the Preliminary Subdivision Plan subject to the nine (9) conditions contained in the staff report. Mr. Bossart **SECONDED** the motion. After a discussion about adding language to the conditions regarding potential pedestrian buffers, restrictions on gas stations, and additional traffic analysis, Mr. Rice clarified that the Applicant had met all requirements of the Charles County Zoning Ordinance and Adequate Public Facilities regulations; therefore, these suggestions could only be included as recommendations. The vote was unanimous, and the **MOTION** passed.

8. Work Sessions:

None

9. Unfinished Business:

None

10. New Business:

None

11. Poll of Planning Commission Members for New Business:


Ms. Brackett polled the Planning Commission for any New Business they wished to raise. Mr. Bossart asked if the Planning Commission could receive an update on the status of the Mattawoman Creek bridge repair as well as the impact of the Maryland Renewable Energy Security Act on agricultural properties. Mr. Wedding inquired on the status of the Planning Commission receiving a “white paper” which would outline the development process from start to finish for the benefit of new Planning Commission members.

12. Director’s Report:

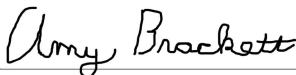
Mr. Rice provided updates on the Comprehensive Plan and relayed that there are plans to bring the consultant in for a future Planning Commission meeting. He also commented on County Commissioner Public Hearing items.

13. Adjournment:

A **MOTION** was made by Mr. Muray to adjourn the meeting, which was **SECONDED** by Mr. Bossart. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 7:30 p.m.


Kevin B. Wedding (Jun 3, 2025 14:06 EDT)

Kevin Wedding, Chair



Amy Brackett, Clerk

Attached and incorporated herein: April 7, 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 April 7, 2025

Item: 6.a Zoning Text Amendment (ZTA) #24-182, Required Widths of Aisles and Driveways for Agritourism and Ecotourism

The Planning Commission forwarded a recommendation of approval of ZTA #24-182 to the County Commissioners.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.
- The support of the agriculture community for the ZTA.
- Staff's assurance that applications for each event will be reviewed with consideration for parking, safety, ingress/egress, etc.

Item 7.b Lake Acton Business Park, PSP-220003

The Planning Commission approved the Preliminary Subdivision Plan and proposed traffic mitigation subject to the conditions contained in the Staff Report.

Factors considered in reaching the decision were as follows:

- The detailed analysis provided in the Staff Report.
- Testimony of the Applicant and Traffic Consultant that development currently in progress near the subject property was considered in their analysis.
- Testimony of the Applicant regarding Storm Water Management and adjacent properties.

Kevin B. Wedding

Kevin B. Wedding (Jun 3, 2025 14:06 EDT)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk