



PLANNING COMMISSION MEETING

**Minutes of July 21, 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 July 21, 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 (Late Arrival)
Semia Hackett
Ryan Sekuterski
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, AICP, Planning Director
Heather Kelley, AICP, Planning Supervisor
Joel Binkley, AICP, Planning Supervisor
Kyle Redden, Planner III
Katelyn Klueh, Planner I
Amy Brackett, Clerk

1. Call to Order:

The meeting was called to order at 6:00 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.

Denard Earl joined virtually at 6:04 p.m.

3. Approval of the Minutes:

None

4. Chairman's Comments:

None

5. Personal Appearances:

None

6. **Public Hearing:**

None

7. **Public Meeting:**

7.a Piney Branch Estates Preliminary Subdivision Plan, PLREV-250003, Request for Modification from § 278-25I(2)(a)[5] Major Subdivisions Review Procedures

Staff introduced the Applicant's request for a Modification per Section 278-104 of the Subdivision Regulations to Section 278-25 to allow an extension of the approval for the Preliminary Subdivision Plan for an additional 12 months, from the current scheduled expiration of August 19, 2025 to August 19, 2026. Staff then answered several questions from Planning Commission members.

Next, the Applicant's representatives presented their justification for the request and answered several questions from Planning Commission members.

Twelve (12) members of the public provided comment.

The Applicant then provided additional comment and answered questions from the Planning Commission members.

A **MOTION** was made by Mr. Murray deny the request, stating that the Applicant's hardship was self-created. The motion was **SECONDED** by Mr. Sekuterski. After discussion among the Planning Commission members, Mr. Murray then withdrew his motion and a **MOTION** was made by Mr. Abdur-Rahman to extend the public comment period until 4:30 p.m. on Friday August 1, 2025 and defer decision until the next Planning Commission meeting scheduled for August 4, 2025. The motion was **SECONDED** by Mr. Bossart. A roll call vote was taken, and the results were as follows:

Ms. Hackett – No
Mr. Bossart – Yes
Kevin Wedding – Did not vote
Bill Murray – Yes
Denard Earl – Yes
Dawud Abdur-Rahman – Yes
Ryan Sekuterski – No

The vote was four (4) in favor to two (2) against, the **MOTION** to defer the decision and extend the comment period was passed. Mr. Wedding as chair, did not exercise his right to vote as his vote would not have affected the outcome.

The record shall remain open until 4:30 p.m. on Friday, August 1, 2025. All comments are to be submitted to the Clerk for the planning commission.

8. **Work Sessions:**

None

9. **Unfinished Business:**

9.a Briefing 2026 Comprehensive Plan Update

Staff briefed the Planning Commission members on the initial planning steps currently taking place for the Comprehensive Plan Update.

9.b 2024 Planning Commission Annual Report

Staff presented the amended 2024 Planning Commission Annual Report to the Planning Commission members for comment.

A **MOTION** was made by Mr. Abdur-Rahman to accept the 2024 Planning Commission Annual Report with the revisions presented and to forward the report to the Maryland Department of Planning. The motion was **SECONDED** by Ms. Hackett. The vote was unanimous, and the **MOTION** passed.

9.c Affordable Housing Update

Staff presented Part II of the Affordable Housing Strategy for the Planning Commission members to provide initial feedback.

10. New Business:

10.a Poll of Planning Commission Members for New Business

Ms. Brackett polled the Planning Commission for any new business they wished to raise. Mr. Bossart requested an update on the concern for the impact of the construction at MD 225. Mr. Rice confirmed that he contacted with the Director of the Department of Emergency Services and was assured that Emergency Services and State Highway Administration have been communicating throughout the project.

11. Director’s Report:

None

12. Adjournment:

A **MOTION** was made by Ms. Hackett to adjourn the meeting, which was **SECONDED** by Mr. Murray. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 9:40 p.m.

Dawud Abdur-Rahman
Dawud Abdur-Rahman (Aug 21, 2025 09:02:07 EDT)

Dawud Abdur-Rahman, Secretary

Amy Brackett

Amy Brackett, Clerk