



CALVERT COUNTY PLANNING COMMISSION

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Greg Kernan
Chair

Planning Commission Regular Meeting - Summary of Actions January 15, 2020 - Harriet E. Brown Community Center (HEBCC)

(Live Stream via Communications & Media Relations Department. Times indicated below correspond with video.)

1. Mr. Kernan called the meeting to order at 7:00 p.m. (*Chair does not vote unless otherwise noted.)
2. Attendance: Planning Commission Members: Greg Kernan, Steve Jones, Dr. Holler, Maria Buehler, Rob Reed, John Toohey, and Trent Wolfersberger. Legal Counsel: John Mattingly, Office of County Attorney; Planning & Zoning Staff: Carolyn Sunderland, Mary Beth Cook, Britany Waddell, Judy Mackall, Tamara Blake-Wallace, and Becky Parkinson.

The Planning Commission recognized personnel changes within the Planning & Zoning Office.

3. Action on proposed Agenda: (a) December 18, 2019 - no changes.
Motion by Mr. Toohey, seconded by Mr. Jones, to approve the agenda as presented. Motion carried 6-0-1*.
(01:22)
4. Approval of Minutes/Summary of Actions:
 - a) December 18, 2019 Regular Meeting – no changes.
Motion by Mr. Toohey, seconded by Dr. Holler, to approve the Minutes as they currently stand. Motion carried 6-0-1*.
5. Town Center Architectural Approvals: None
6. Major Subdivisions for Final Approval: None
7. Applications for Site Plan Review: None
8. Major Subdivision Applications for Preliminary Approval: None
(02:15)
9. Items for Discussion/Action:
 - a) Work Session - Rezoning Case MA#19-03, Tax Map 18, P/O Parcel 550, 4150 Old Town Road (aka 201 Dismondy Drive), Huntingtown, MD
Ms. Cook summarized the staff report previously submitted to the Planning Commission. Discussion occurred about the five lots being “residential” use and “neighborhood” zoning.
(07:56) **Motion by Mr. Toohey, seconded by Mr. Jones, to take this subject to sixty day review. Motion carried 6-0-1*.**
 - b) Work Session - Case TA#19-05, Proposed Text Amendments to the Calvert County Zoning Ordinance
Ms. Cook summarized the staff report previously submitted to the Planning Commission referencing an additional option derived from the January 14, 2020 BOCC meeting regarding “conditional” or “special exception” use. Mr. Wolfersberger concurred with Commissioner Weems in making this a special exception. There was a brief discussion about other uses in different districts.
(12:06) **Motion by Mr. Toohey, seconded by Mr. Wolfersberger, to distribute the proposed text amendments “as is” for agency comment. Motion carried 6-0-1*.**
 - c) Calvert County Transportation Plan Draft
Ms. Blake-Wallace summarized the staff report previously submitted to the Planning Commission and explained next steps.
(12:55)

(16:50) There was discussion about the possibility of transportation studies being completed more frequently. Ms. Cook commented. Discussion occurred about the differences between traffic studies and transportation studies with a suggestion to have future studies done between three-to-five years versus every twenty years. There was discussion about the rationale for including historical growth, aggressive growth and hyper growth numbers.


(25:24) **Motion by Mr. Toohey, seconded by Mr. Wolfersberger, the Planning Commission finds that the Calvert County Transportation Plan is consistent with the Calvert County Comprehensive Plan, and to be recommended and forwarded (to include the minor edits done to the Plan) to the Board of County Commissioners. Motion carried 6-0-1*.**

(Clerk Note/PC Discussion: The Planning Commission respectfully requests funding for additional traffic studies to be done; moving forward to be attached to this motion.)


- (27:05)
10. Items of Interest:
- a) Joint Public Hearing (BOCC/PC) – January 28, 2020 at HEBCC regarding Text Amendment #19-04.
No discussion
 - b) Prince Frederick Town Center Master Plan – January 30, 2020, 6:30 Open House/7:00 Meeting at Prince Frederick Volunteer Rescue Squad.
There was a brief discussion about having no more than two PC members attend at one time.
Mr. Toohey and Mr. Jones noted their intent to attend.
 - (28:48) c) Adequate Public Facilities (APF) Report for Schools – November 1, 2019.
There was comment and discussion about transfers.
 - d) Site Plan Applicant List for Upcoming Planning Commission Review. No discussion.
 - e) Major Subdivision Proposed List for Upcoming Review. No discussion.

(34:30)

11. Meeting adjourned at 7:39 p.m.



Carolyn V. Sunderland, AICP
Planning Commission Administrator



Greg Kernan, Chair
Planning Commission