



Planning Commission - Apr 20 2026 Agenda

Monday, April 20, 2026 at 6:00 PM

Chesapeake Building, 41770 Baldrige St., Leonardtown, MD

1. CALL TO ORDER

2. ROLL CALL

A. Attendance of Members, Presenters, Staff Support and Speakers

Planning Commission Members in Attendance:

Howard Thompson, Chairman

Joseph L. Van Kirk, Vice-Chair

Patricia Robrecht

Lynn Delahay

Jay Cousineau

Conor Loughran

Judith Fillius

Joseph St. Clair, Alternate

County Staff in Attendance:

Jessica S.B. Andritz, Director, Department of Land Use and Growth Management

Brandy Glenn, Deputy Director, Department of Land Use and Growth Management

Courtney Jenkins, Deputy Director, Department of Land Use and Growth Management

Gabby Gleissner, Sr. Planning Specialist, Department of Land Use and Growth Management.

Supporting County Staff in Attendance:

John Sterling Houser, Deputy County Attorney

John Norris III, Director, Department of Public Works and Transportation

Cynthia Greb, Director, Department of Economic Development

Anna Wells, St. Mary's County Metropolitan Commission

Amy Carter, Video-Media Producer

Daniel Saucier, Video-Media Tech

3. AGENDA

A. April 20, 2026 Planning Commission Agenda

NOTICE IS HEREBY GIVEN that the Planning Commission of St. Mary's County will hold a Public Hearing on Monday April 13, 2026, at 6:30 PM in the Chesapeake Building located at 41770 Baldrige Street in Leonardtown, Maryland to consider public input on the following:

1. **Review and Approve the April 13, 2026 Meeting Minutes**
2. **Comprehensive Plan Work Session**


Citizens are encouraged to attend and participate in the public hearing. In lieu of appearance, written comments may be submitted no later than 2:00 p.m. on April 10, 2026, addressed to: Planning Commission, Attn: Megan Higgs Carter, P.O. Box 653, Leonardtown, MD 20650 or via email to Megan.Higgs-Carter@stmaryscountymd.gov. Public Hearing Guidelines are subject to change.

All submissions will be considered by the Planning Commissioners at the Public Hearing. Public Hearing Guidelines are subject to change.



Note that as a result of the evidence presented and comments made during the public hearing, amendments may be proposed.

Appropriate accommodations for individuals with special needs will be provided upon request. In order to meet these requirements, we respectfully ask for one week prior notice. Please contact the County Commissioners Office at 301-475-4200, Ext. 1340. Proceedings are televised live and/or recorded for later broadcast on television. All content of these proceedings is subject to disclosure under the Maryland Public Information Act. Photographic and electronic audio and visual broadcasting and recording devices are used during the Commissioners meetings. These are public meetings and attendance at these meetings automatically grants St. Mary's County Government permission to broadcast your audio and visual image.

4. REVIEW AND APPROVAL OF MINUTES

- #### A. Review and Approve April 13, 2026 Meeting Minutes
- [Planning Commission - Apr 13 2026 - Minutes - Html](#) 

5. WORK SESSION

- #### A. CEW #3 Results
- [SMC_CEW3Briefing26-04-13V2.pdf](#) 
- #### B. NAS Pax Comments
- [Military Readiness Goals, Policies, Actions.pdf](#) 
- #### C. Development Capacity Analysis

[Development Capacity Analysis.pdf](#) 

D. Implementation Matrix

[Implementation Matrix - 4-15-26.pdf](#) 

E. Glossary/Acronyms List

[SMC GlossaryAcronyms - 4-15-26.pdf](#) 

F. Land Use Category Changes

[St. Mary's 2050 Land Use Category Change Requests.pptx](#) 

[Memo to PC - Family Tree Ventures.pdf](#) 

[Family Tree Ventures - Land Use Change Application.pdf](#) 

[Family Tree Ventures - Map.pdf](#) 

[Memo to PC - LMZ.pdf](#) 

[LMZ LLC - Land Use Change Application.pdf](#) 

[LMZ - Map.pdf](#) 

[Memo to PC - Medina Partnership.pdf](#) 

[Medina Partnership - Land Use Change Application.pdf](#) 

[Medina Partnership - Map.pdf](#) 

[Memo to PC - Bumpy Oak Corp.pdf](#) 

[Bumpy Oak - Land Use Change Application.pdf](#) 

[Bumpy Oak - Map.pdf](#) 

[Memo to PC - Camp Merryelande.pdf](#) 

[Camp Merryelande - Land Use Change Application.pdf](#) 

[Camp Merryelande - Map.pdf](#) 

[Memo to PC - Stanley Martin.pdf](#) 

[Stanley Martin - Land Use Change Application.pdf](#) 

[Stanley Martin - Map.pdf](#) 

[Land Use Category Changes - Comments-combined.pdf](#) 

6. ADJOURN

A. Adjourn the Planning Commission Meeting for April 20, 2026

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