

Planning Commission (Monday, July 21, 2025)

Generated by Planning Comm on Tuesday, July 22, 2025

Members present

J Howard Thompson, Chairman

Patricia Robrecht

Joseph St Clair

Gerald J Cousineau

Lynn Delahay

Judith Fillius

Conor Loughran

Meeting called to order at 6:31 PM

CALL TO ORDER

ROLL CALL

AGENDA

REVIEW AND APPROVAL OF THE MINUTES

Motion to approve the July 14, 2025 Planning Commission Meeting Minutes with the corrections of;

- a. Correcting the spelling of Conor's Last Name
- b. Adding Joe St Clair to the present members list

Motion by Patricia Robrecht, second by Judith Fillius.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Patricia Robrecht, Gerald J Cousineau, Lynn Delahay, Judith Fillius, Conor Loughran

Abstain: Joseph St Clair

PUBLIC HEARING

In the matter of CONCEPT SITE PLAN # CSP23-0267 Evergreen Disposal Development, having accepted the staff report and having made a finding that objectives of Section 60.6 of the Comprehensive Zoning Ordinance have been met, I move that the concept site plan be APPROVED WITH THE FOLLOWING CONDITIONS:

- a. Any road improvement (s) required by the state and county must be concurrent with the issuance of the Certificate of Occupancy.
- b. Obtain Variances from the Board of Appeals from the following requirements:
 - 1) CZO Section 51.3.96.a.(3).(b): New facilities shall be horizontally located 1,500 feet from the nearest home or institutional building. The facility is 1,000 feet from the nearest home. To reduce the required 1,500 feet to 1,000 feet.
 - 2) CZO Section 51.3.96.a.(7): Solid waste or resource recovery facilities shall have a commercial entrance and be located on a road with a designated major collector or higher classification. The facility is located on Carpenter Lane which is classified as a minor collector. To allow the facility to be located off a minor collector.
- c. Obtain permission from the Commissioners of St. Mary's County to create site access from the Commissioners' Right-of-Way.
- d. Signage for tractor trailers to turn right only, when leaving the site.
- e. Conditional approval of the Traffic Impact Study and Adequate Public Facilities

Motion by Patricia Robrecht, second by Lynn Delahay.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Patricia Robrecht, Joseph St Clair, Gerald J Cousineau, Lynn Delahay, Judith Fillius, Conor Loughran

ADJOURN

Move to adjourn the July 21, 2025, meeting at 732 p.m.

Motion by Joseph St Clair, second by Judith Fillius.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Patricia Robrecht, Joseph StClair, Gerald J Cousineau, Lynn Delahay, Judith Fillius, Conor Loughran