

## **Planning Commission (Monday, September 22, 2025)**

*Generated by Planning Comm on Tuesday, September 23, 2025*

### **Members present**

Joseph L Van Kirk, Co Chair

Joseph St Clair

Gerald J Cousineau

Lynn Delahay

Conor Loughran

### **Meeting called to order at 6:31 PM**

1. CALL TO ORDER

2. ROLL CALL

3. AGENDA

### **4. REVIEW AND APPROVAL OF MINUTES**

Motion to approve the August 11, 2025 Meeting Minutes

Motion by Joseph St Clair, second by Lynn Delahay.

Final Resolution: Motion Carries

Yea: Joseph St Clair, Gerald J Cousineau, Joseph L Van Kirk, Lynn Delahay

Abstain: Conor Loughran

### **5. PUBLIC HEARING**

In the matter of CONCEPT SITE PLAN # CSP25-0103 Martinez Small Appliance Repair Shop, 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. A variance to exempt the 65' "B" Buffer yard requirement along property lines adjacent to Parcel 239 Tract 1 and Parcel 84 shall be obtained from the Board of Appeals.
- c. A "Letter of Declaration" shall be obtained from the owner/s of Parcel 84 per Comprehensive Zoning Ordinance Chapter 64.2.4.b.(1).(c) regarding off-site parking.

Motion by Lynn Delahay, second by Conor Loughran.

Final Resolution: Motion Carries

Yea: Joseph St Clair, Gerald J Cousineau, Joseph L Van Kirk, Lynn Delahay, Conor Loughran

In the matter of CONCEPT SITE PLAN # CSP25-0065 O'Reilly Auto Parts Charlotte Hall, 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.

Motion by Conor Loughran, second by Joseph St Clair.

Final Resolution: Motion Carries

Yea: Joseph St Clair, Gerald J Cousineau, Joseph L Van Kirk, Lynn Delahay, Conor Loughran

**6. ADJOURN**

Move to adjourn the September 22, 2025, meeting at 7:26 p.m.

Motion by Joseph St Clair, second by Lynn Delahay.

Final Resolution: Motion Carries

Yea: Joseph St Clair, Gerald J Cousineau, Joseph L Van Kirk, Lynn Delahay, Conor Loughran