



## Planning Commission - Mar 23 2026 Minutes

Monday, March 23, 2026 at 6:30 PM

Chesapeake Building, 41770 Baldrige St., Leonardtown, MD

**1. CALL TO ORDER**

**2. AGENDA**

**3. ROLL CALL**

**A. Planning Commission Members in Attendance:**

Howard Thompson, Chairman

Joseph L. Van Kirk, Vice-Chair

Lynn Delahay

Jay Cousineau

Conor Loughran

Judith Fillius

Joseph St. Clair, Alternate

**Excused Members:**

Patricia Robrecht

**4. REVIEW AND APPROVAL OF MINUTES**

A. Review and Approve the March 9, 2026 Meeting Minutes

Motion to Approve March 9, 2026 Meeting Minutes

Moved by: Conor Loughran; seconded by: Judith Fillius

**Yea:** J Thompson, Joseph StClair, Gerald Cousineau, Joseph VanKirk, Lynn Delahay, Judith Fillius, and Conor Loughran

**Motion Carries 7-0**

**5. DISCUSSION**

A. St. Mary's County Metropolitan Commission CIB/CIP FY27-FY32

Move that the Planning Commission accept the FY2027 - FY2032 St. Mary's Metropolitan

Commission Capital Improvement Budget and Plan as being consistent with the Comprehensive Plan and that the chairman be authorized to sign a letter to the Commissioners of St. Mary's County confirming these findings and recommending approval.

Moved by: Judith Fillius; seconded by: Lynn Delahay

**Yea:** J Thompson, Joseph StClair, Gerald Cousineau, Joseph VanKirk, Lynn Delahay, Judith Fillius, and Conor Loughran

**Motion Carries 7-0**

## **6. PUBLIC HEARING**

### **A. CSP25-0272 Kingston Crossing Townhouse Development Concept Site Plan**

In the matter of CONCEPT SITE PLAN # CSP25-0272 Kingston Crossing 36-unit Townhouse 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. Applicant shall offer an additional staggered buffer of not less than 10 Evergreen Shrubs per 100' in addition to any buffering required by the Comprehensive Zoning Ordinance

Moved by: Lynn Delahay; seconded by: Conor Loughran

**Yea:** J Thompson, Joseph StClair, Gerald Cousineau, Joseph VanKirk, Lynn Delahay, Judith Fillius, and Conor Loughran

**Motion Carries 7-0**

## **7. PUBLIC HEARING**

### **A. MJSB25-0271 Kingston Crossing Townhouse Development Major Subdivision**

In the matter of PRELIMINARY MAJOR SUBDIVISION #MJSB25-0271 Kingston Crossing 36-lot Major Subdivision, having accepted the staff report and having made a finding that the criteria for approval of a Preliminary Plan Section 30.5.4 of the Subdivision Ordinance have been, and noting that the referenced project has met all requirements for preliminary plan approval, I move that the major subdivision be APPROVED.

Moved by: Conor Loughran; seconded by: Lynn Delahay

**Yea:** J Thompson, Joseph StClair, Gerald Cousineau, Joseph VanKirk, Lynn Delahay, Judith Fillius, and Conor Loughran

**Motion Carries 7-0**

## **8. ADJOURN**

### **A. Adjourn the Planning Commission Meeting for March 23, 2026**

Motion to adjourn March 23, 2026 Planning Commission Meeting at 8:50 pm

Moved by: Joseph StClair; seconded by: Conor Loughran

**Yea:** J Thompson, Joseph StClair, Gerald Cousineau, Joseph VanKirk, Lynn

Delahay, Judith Fillius, and Conor Loughran

**Motion Carries 7-0**