



## Planning Commission - Jun 08 2026 Minutes

Monday, June 8, 2026 at 6:30 PM

Chesapeake Building, 41770 Baldrige St., Leonardtown, MD

### 1. CALL TO ORDER

### 2. AGENDA

### 3. 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

### 4. REVIEW AND APPROVAL OF MINUTES

A. Review and Approve the May 18, 2026 Meeting Minutes

Motion to Approve the May 18, 2026 Meeting Minutes

Moved by: Lynn Delahay; seconded by: Patricia Robrecht

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

**Not Present at Vote:** Joseph StClair

**Motion Carries 7-0**

### 5. PUBLIC HEARING

A. CSP25-0266 Jacob's Run Development (206 Townhouses and 225 SFD-Detached) Concept Site Plan

In the matter of CONCEPT SITE PLAN # CSP25-0266 Jacob's Run 206-unit Townhouse and 225-lot Single Family Development, having accepted the staff report and having made a finding that the 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. Upon condition that, except as set forth more particularly below, any road improvement(s) required by the state and county must be concurrent with the issuance of the Certificate of Occupancy;
- b. Upon condition that, a variance is required from the Board of Appeals to disturb a 50 feet wetland buffer;
- c. Upon condition that, Applicant acquire or attain authorization from the property owner of Parcel 644 for the proposed extension of Goldfinch Drive to FDR Boulevard;
- d. Upon condition that, any use and occupancy permits beyond an initial 37 units may only be issued concurrently with the extension of Goldfinch Drive to FDR Boulevard;
- e. Upon condition that, the Applicant attain a waiver from the Department of Public Works & Transportation for Oriole Drive for the width of the right-of-way of a major collector;
- f. Upon condition that, Applicant shall construct the road improvements proffered before the Planning Commission on June 8, 2026, including the right-out, left-in ingress and egress at Goldfinch Drive and FDR Boulevard, to the extent road improvements are not abated by Condition (G) below;
- g. Upon condition that, should the Commissioners of St. Mary's County approve and acquire necessary property for a proposed roundabout at Goldfinch Drive and FDR Boulevard within eighteen (18) months from June 8, 2026, Applicant shall contribute 50% of the total cost of construction the roundabout;
- h. Upon condition that, any mailboxes on Oriole Drive shall be relocated with the permission of the US Postmaster at, if applicable, the Applicant's expense;
- i. Upon condition that, installation of a crosswalk between Goldfinch Drive and Oriole Drive shall be included in the Public Works Agreement for Phase 1; and,
- j. Upon condition that, upon final completion of the extension of Goldfinch Drive to FDR Boulevard, construction equipment will enter and exit the site solely by way of FDR Boulevard and not Buck Hewitt Road or Oriole Drive.

Moved by: Gerald Cousineau; seconded by: Lynn Delahay

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

**Not Present at Vote:** Joseph StClair

**Motion Carries 7-0**

**6. ADJOURN**

A. Adjourn the Planning Commission Meeting for June 8, 2026

Motion to adjourn June 8, 2026 Planning Commission Meeting at 10:08 pm.

Moved by: J Thompson; seconded by: Patricia Robrecht

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

**Not Present at Vote:** Joseph StClair

**Motion Carries 7-0**