



Planning Commission - Jul 13 2026 Minutes

Monday, July 13, 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

4. REVIEW AND APPROVAL OF MINUTES

A. Review and Approve the July 7, 2026 Meeting Minutes

Motion to Approve the July 7, 2026 Meeting Minutes

Moved by: Conor Loughran; seconded by: Patricia Robrecht

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

Abstain: Judith Fillius

Not Present at Vote: Joseph StClair

Motion Carries 6-0

5. PUBLIC MEETING

A. St. Mary's 2050 - Comprehensive Plan

B. Stanley Martin

Motion to change the Land Use for the Stanley Martin Properties (23405 Lawrence Hayden Road, 03-028674, Tax Map 33, Parcel 179) to the Requested Designation which is Residential Medium Density and to be incorporated to the Lexington Park Development District

Moved by: Judith Fillius; seconded by: Joseph VanKirk

Yea: Joseph VanKirk, Judith Fillius, Conor Loughran, and Gerald Cousineau

Nay: J Thompson, Patricia Robrecht, and Lynn Delahay

Not Present at Vote: Joseph StClair

Motion Carries 4-3

C. Medina

Motion to approve the change in Land Use for the Medina Partnership Property (29805 Three Notch Rd., Charlotte Hall) for the front of the property on Three Notch Rd from Mixed-Use Low Intensity to Mixed-Use Moderate Intensity

Moved by: Conor Loughran; seconded by: Judith Fillius

Yea: J Thompson, Joseph VanKirk, Judith Fillius, Conor Loughran, and Gerald Cousineau

Nay: Patricia Robrecht and Lynn Delahay

Not Present at Vote: Joseph StClair

Motion Carries 5-2

D. Bumpy Oak

Motion for the Bumpy Oak Development (06-033067 and 06-032796 Tax Map 34, Parcels 320 & 427) to change the land use category to residential low-density and to be incorporated into the Hollywood Town Center

Moved by: Judith Fillius; seconded by: Lynn Delahay

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

Nay: J Thompson

Not Present at Vote: Joseph StClair

Motion Carries 6-1

E. Family Tree Ventures

Motion to recommend that Family Tree Ventures (Map 14, Parcel 31, Tax ID 06-013546) change the land use designation from Rural Preservation to Rural Commerce

Moved by: Gerald Cousineau; seconded by: Conor Loughran

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

- F. LMZ - Continued to August 3rd
- G. Lloyd - Continued to August 3rd
- H. Tommy's Trucking - Continued to August 3rd

6. ADJOURN

- A. Adjourn the Planning Commission Meeting for July 13, 2026
Motion to adjourn July 13, 2026 Planning Commission Meeting at 9:37pm
Moved by: Conor Loughran; 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