



Planning Commission - Aug 03 2026 Minutes

Monday, August 3, 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

4. REVIEW AND APPROVAL OF MINUTES

A. Review and Approve the July 13, 2026 Meeting Minutes

Motion to Approve the July 13, 2026 Meeting Minutes

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

B. Review and Approve the July 27, 2026 Meeting Minutes

Motion to Approve the July 27, 2026 Meeting Minutes

Moved by: Lynn Delahay; seconded by: Patricia Robrecht

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

and Gerald Cousineau

Abstain: Joseph VanKirk

Not Present at Vote: Joseph StClair

Motion Carries 6-0

5. PUBLIC MEETING

A. LMZ, LLC

As for the request made by the property owned by LMZ, LLC, for the property located on Tax Map 27, Parcel 170, having an address of 43737 Sandy Bottom Rd., whose property tax identification number is 06-064353, I move that we deny the requested change to add the property into the Hollywood Town Center.

Moved by: Patricia Robrecht; 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

B. Lloyd

As for the request made by the property owned by Sherry G. Lloyd, for the property located on Tax Map 58, Parcel 257, having an address of 18558 Point Lookout Rd., whose property tax identification number is 08-084637, I move that we deny the requested change to add the property into the Lexington Park Development District (LPDD).

Moved by: Patricia Robrecht; 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

C. Tommy's Truck Service II Inc

As for the request made by the property owned by Thomas D. Haynie, for the one-acre parcel located on Tax Map 46, Parcel 132, whose property tax identification number is 07-023081, I move that we deny the requested change in the land use designation from Rural Preservation to Rural Commerce.

Moved by: Patricia Robrecht; seconded by: Lynn Delahay

Yea: J Thompson, Patricia Robrecht, Lynn Delahay, and Conor Loughran

Nay: Joseph VanKirk, Judith Fillius, and Gerald Cousineau

Not Present at Vote: Joseph StClair

Motion Carries 4-3

As for the request made by the property owned by Tommy's Truck Service II Inc., for the 49-acre parcel, Tax Map 46, Parcel 311, whose property tax identification number is 07-027788, I move that we deny the requested change in the land use designation from Rural Preservation to Rural Commerce.

Moved by: Lynn Delahay; 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

D. Memo #1: Requested Changes Memo

Motion:

I move to approve/deny the proposed refinements to the draft St. Mary's 2050 Plan as outlined in Memo #1 and the refinement to Memo #1.

I move to approve the proposed refinements to the draft St. Mary's 2050 Plan as outlined in Memo #1 and the refinement to Memo #1.

Moved by: Lynn Delahay; 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

E. Memo #2: State Review Memo

I move to approve the proposed refinements to the draft St. Mary's 2050 Plan as outlined in Memo #2.

Moved by: Conor Loughran; 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

F. Memo #3: Public Comment Review Memo

I move to approve the proposed refinements to the draft St. Mary's 2050 Plan as outlined in Memo #3.

Moved by: Conor Loughran; seconded by: Judith Fillius

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

G. Memo #4: Responses to PC Questions and Comments

I move to approve the proposed refinements to the draft St. Mary's 2050 Plan as outlined in Memo #4 with the modification to language designated that the CSMC appoint an Attainable Housing Working Group and ensure that someone oversees this group.

Moved by: Judith Fillius; 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

H. Draft of St. Mary's 2050 Plan

I move to recommend approval of the draft St. Mary's 2050 Plan by the Commissioners of St. Mary's County consistent with the refinements approved with our prior motions made tonight.

Moved by: Conor Loughran; seconded by: Gerald Cousineau

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

6. ADJOURN

A. Adjourn the Planning Commission Meeting for August 3, 2026

Motion to adjourn August 3, 2026 Planning Commission Meeting at 8:10 p.m.

Moved by: Lynn Delahay; seconded by: Gerald Cousineau

Motion Carries.