



Planning Commission - Oct 19 2026 Minutes

Monday, October 19, 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

Conor Loughran

Judith Fillius (Virtually)

Joseph St. Clair, Alternate

Excused Members:

Jay Cousineau

4. REVIEW AND APPROVAL OF MINUTES

A. Review and Approve the September 14, 2026 Meeting Minutes

Motion to Approve the September 14, 2026 Meeting Minutes

Moved by: Joseph StClair; seconded by: Lynn Delahay

Yea: J Thompson, Patricia Robrecht, Joseph StClair, Joseph VanKirk, and Lynn Delahay

Abstain: Judith Fillius and Conor Loughran

Not Present at Vote: Gerald Cousineau

Motion Carries 5-0

5. DISCUSSION

- A. Review and Approval of Planning Commission and Technical Evaluation Committee 2027 Schedules
Motion to Approve the Planning Commission 2027 Schedule
Moved by: Joseph StClair; seconded by: Conor Loughran
Motion to Approve the Technical Evaluation Committee 2027 Schedule
Moved by: Conor Loughran; seconded by: Joseph StClair

6. PUBLIC HEARING

- A. MJSB26-0118 Bay Ridge Estates
In the matter of PRELIMINARY MAJOR SUBDIVISION #MJSB26-0118 Bay Ridge 60-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 with the following conditions:
1. The sight line easement from the entrance as noted by DPW&T be provided prior to final plat recordation
2. To obtain a variance from the Board of Appeals to disturb the stream buffer
3. All road improvements must be completed prior to the issuance of the U&O
Moved by: Joseph VanKirk; seconded by: Conor Loughran
Yea: J Thompson, Patricia Robrecht, Joseph StClair, Joseph VanKirk, Lynn Delahay, Judith Fillius, and Conor Loughran
Not Present at Vote: Gerald Cousineau

Motion Carries 7-0

7. ADJOURN

- A. Adjourn the Planning Commission Meeting for October 19, 2026
Motion to adjourn October 19, 2026 Planning Commission Meeting at 7:19 pm
Moved by: Joseph StClair; seconded by: Conor Loughran
Yea: J Thompson, Patricia Robrecht, Joseph StClair, Joseph VanKirk, Lynn Delahay, Judith Fillius, and Conor Loughran
Not Present at Vote: Gerald Cousineau

Motion Carries 7-0