

Planning Commission (Monday, February 10, 2025)

Generated by Planning Comm on Tuesday, February 11, 2025

Members present

J Howard Thompson, Chairman
Joseph L VanKirk, Vice Chairman
Patricia Robrecht
Joseph StClair
Gerald J Cousineau
Judith Fillius
Conor Loughran

Meeting called to order at 6:30 PM

1. CALL TO ORDER
2. ROLL CALL
3. AGENDA
4. REVIEW AND APPROVAL OF MINUTES

Motion to approve the Meeting Minutes from January 27, 2025.

Motion by Joseph StClair, second by Judith Fillius.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph StClair, Gerald J Cousineau, Joseph L VanKirk, Judith Fillius, Conor Loughran

Abstain: Patricia Robrecht

5. PUBLIC HEARING

In the matter of ZONE24-0002, Cusic Property Zoning Map Amendment, having accepted the staff report and having made a finding that the criteria of CZO § 21.2.2.a, and the Annotated Code of Maryland § 4-204(b)(2) have been met, I move the Planning Commission recommend that the application be approved by the Commissioners of St. Mary's County.

Motion by Joseph StClair, second by Conor Loughran.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Patricia Robrecht, Joseph StClair, Gerald J Cousineau, Joseph L VanKirk, Judith Fillius, Conor Loughran

In the matter of CONCEPT SITE PLAN # CSP24-0304 Pembroke 140-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. One (1) TDR must be landed on the property prior to approval of the major site plan
- b. Any road improvement (s) required by the state and county must be concurrent with the issuance of the Certificate of Occupancy.
- c. Obtain a variance from the Board of Appeals for Development in the Stream Buffer per CZO §71.4.
- d. Obtain a permit from Maryland Department of Environment for impact on Wetlands.

Motion by Joseph StClair, second by Judith Fillius.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Patricia Robrecht, Joseph StClair, Gerald J Cousineau, Joseph L VanKirk, Judith Fillius, Conor Loughran

6. ADJOURN

Motion to adjourn the February 10, 2025, meeting at 8:28 p.m.

Motion by Joseph StClair, second by Conor Loughran.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Patricia Robrecht, Joseph StClair, Gerald J Cousineau, Joseph L VanKirk, Judith Fillius, Conor Loughran