

**Planning Commission (Monday, February 24, 2025)**

*Generated by Planning Comm on Tuesday, February 25, 2025*

**Members present**

J Howard Thompson, Chairman  
Joseph L VanKirk, Co-Chairman  
Gerald J Cousineau,  
Joseph StClair,  
Lynn Delahay,  
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**

A. Review and Approve the February 10, 2025 Meeting Minutes

Motion by Joseph StClair, second by Conor Loughran.

Final Resolution: Motion Carries

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

**5. PUBLIC HEARING**

A. ZONE24-0040 20698 Goddard Rd. - Zoning Map and Comprehensive Plan Amendment

In the matter of ZONE24-0040, Belden 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, I move the Planning Commission recommend that the application be approved/by the Commissioners of St. Mary's County.

Motion by Lynn Delahay, second by Conor Loughran.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph StClair, Lynn Delahay, Judith Fillius, Conor Loughran

Nay: Gerald J Cousineau, Joseph L VanKirk

B. CSP24-0345 The Cottage Apartments

In the matter of CONCEPT SITE PLAN # CSP24-0345 The Cottage Apartments 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. Any road improvement (s) required by the state and county must be concurrent with the issuance of the Certificate of Occupancy.

b. Obtain a variance from the Board of Appeals for a reduction of "B" type bufferyard to a "C" type bufferyard on the west side oof the property adjacent to parcel 178 Lot 1.

Motion by Judith Fillius, second by Lynn Delahay.

Final Resolution: Motion Carries

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

**6. ADJOURN**

A. Adjourn the Planning Commission Meeting for February 24, 2025

Motion to adjourn the February 24, 2025, meeting at 8:24 p.m.

Motion by Conor Loughran, second by Gerald J Cousineau.

Final Resolution: Motion Carries

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