

February 8, 2017

Present

Commissioners Jaime Windon, Roy Myers, Joyce Harrod, Michaels Bibb, and William Boos, Town Manager Jean Weisman, Legislative Clerk Suzanna Warnick, Zoning Officer Sarah Abel, and two members of the public.

Call To Order

President Myers convened the regular working session of the Commissioners of St. Michaels at 6:00 p.m. in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland, and the Pledge of Allegiance was recited.

Public Announcements from COSM, Staff and Public

President Myers announced that Town staff and several of the Commissioners would be attending the County Council and Municipalities quarterly meeting on Monday February 13, 2017 and the Talbot County Senior Center. President Myers also noted that the St. Michaels Volunteer Fire Department annual banquet would be held on Saturday, February 18th at the Miles River Yacht Club, and that several Commissioners would be in attendance to present the final installment of the FY17 budget allocation. President Myers said he attended a meeting of the Rotary Club, who had as guests members of the International Rotary Club from the Republic of Georgia on the Black Sea. President Myers said the visitors were very pleased to receive St. Michaels lapel pins designating them honorary citizens of St. Michaels. Commissioner Windon provided details on activities surrounding Rural Maryland Day and the Rural Maryland Council. President Myers said he would be attending a hearing on potential legislation to alleviate the burden of the tax bill assigned to St. Michaels and a number of Eastern Shore Towns in Annapolis on February 15, 2017.

Public Hearing, Discussion and Possible Introduction

- Ordinance No. 481 – Zoning Map changes

President Myers opened the Public Hearing on Ordinance No. 481, and asked Mrs. Warnick for the sign-in sheets. There were no requests to comment. President Myers then called upon Mrs. Warnick, who read the title of the Ordinance and the list of exhibits into the record as follows:

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FOR THE TOWN OF ST. MICHAELS TO UPDATE THE PLANNED REDEVELOPMENT ZONE (PR) OVERLAY DISTRICTS AS REQUIRED BY §340-33.2 OF THE ST. MICHAELS TOWN CODE; TO REMOVE THE PR OVERLAY ZONE ON TAX MAP 0200, PARCELS 1816, 1817, 1818, 1832, 1833 AND 1834 BETWEEN SOUTH FREMONT AND CONNER STREETS APPROVED UNDER ORDINANCE NO. 389 DUE TO NO SUBSTANTIAL ACTION TO ESTABLISH THE PR ZONE WITHIN THE TIME LIMITS REQUIRED UNDER §340-33.2C(5)

	<u>Exhibits</u>
1	Copy of Draft Ordinance No. 481, dated February 2, 2017
2	Draft Zoning Map, dated February 2, 2017
3	Copy of Public Notice of Public Hearing to be held on February 8, 2017, which was posted on the bulletin board in the Town Office, Post Office and on the Town Website, and published in the Star Democrat and Chesapeake Internet on January 24 and 31, 2017
4	Affidavit of Publication from Star Democrat for Notice of Public Hearing

5	Copy of Department of Assessment and Taxation records for all properties being rezoned as listed below: <ul style="list-style-type: none"> a. Parcel 1837, South Fremont Street b. 114 South Fremont Street c. 112 South Fremont Street d. 110 South Fremont Street e. 113 Conner Street f. 111 Conner Street g. 109 Conner Street
6	Affidavit of property posting, posted by the Town on January 18, 2017
7	Notice to property owners and adjacent property owners for properties to be rezoned
8	Copy of Ordinance 389 approving “Westside Village Development” as a PRZ Overlay and to be added to the zoning map, adopted on December 17, 2008
9	Copy of Ordinance 445 approving “St. Michaels Pointe at Perry Cabin” as a PRZ Overlay and to be added to the zoning map, adopted on April 23, 2014
10	Copy of Ordinance 443 approving 102 East Marengo as a PRZ Overlay and to be added to the zoning map, adopted on December 11, 2013
11	Copy of Planning Commission minutes from November 17, 2016, approved December 15, 2016
12	Findings of fact made by the Commissioners of St. Michaels, dated February 8, 2017

President Myers then called upon Zoning Officer Sarah Abel, who provided an overview of the proposed ordinance, noting that all the changes were simply to update the zoning map with regard to PRZ zones. Ms. Abel answered questions from the Commissioners, who then took comments from the public. As there were no changes to the ordinance, President Myers and the Commissioners worked through the Findings of Fact and guidelines as prepared by the Zoning Officer. All five Commissioners approved the Findings of Fact. President Myers then called for introduction of Ordinance No. 481 as presented. Commissioners Harrod and Windon introduced the ordinance. President Myers then closed the Public Hearing and said that Ordinance No. 481 would be eligible for a vote at the Commissioners’ legislative meeting on February 22, 2017.

Consent Agenda

President Myers announced that a vote to approve the items on the consent agenda would include approval of department reports for the month of January 2017. He also noted that the disbursements for January 2017 totaled \$ 408,859.64, of which \$ 12,121.10 went to Crosby & Assoc. LLC architects for design research for the Town Office and Police Department, \$72,505.44 went to Maryland Water Quality for arsenic debt service and removal, \$15,157.82 went to Booth & Assoc. LLC for the underground utility study and route, \$23,226.00 was directed to St. Michaels Fire Department as the final installment of FY17 allocation, \$5,320.20 was disbursed to Swenson Granite Co. LLC for granite for Talbot Street curb replacement, and \$4,040.02 went to URS Corp. for arsenic engineering costs.

President Myers asked if the Commissioners wanted to remove any item from the consent agenda for discussion on the regular agenda. Commissioner Bose had questions about reports for Mrs. Weisman but said it was not necessary to remove any items.

As there were no additional comments or changes to the consent agenda items, President Myers then called for a motion to approve the items on the consent agenda as presented. Commissioner Bibb made the motion, which was seconded by Commissioner Harrod, and which passed on a roll call vote of 5-0 in favor.

Comments from the Public (Residents and Taxpayers)

There were no additional comments.

Comments from the Commissioners

Commissioner Bibb said he was working on a grant to change out the buildings and street lights to LED lighting.

Commissioners' Calendar

The Commissioners discussed agenda time and topics for their upcoming meetings in March 2017, and staff noted changes as directed. Budget meetings were set for March 21st and 23rd from 10-4, and March 28th from 10-4 was reserved if needed. The budget public hearing was set for the regular April 12th meeting and the budget vote was tentatively scheduled for the regular legislative meeting on April 26th.

Announcement of Future Meetings/Events

- February 22, 2017 – 6:00 – Town Office – COSM Regular Legislative Session
- March 8, 2017 – 6:00 – Town Office – COSM Regular Work Session
- March 22, 2017 – 6:00 – Town Office – COSM Regular Legislative Session

Adjournment

The meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Suzanna Warnick
Administrative Clerk

Public Handouts:
Agenda
Department Reports
Ordinance No. 481 – PRZ update