

St. Michaels Planning Commission Workshop
St. Michaels Public Library, 106 S. Fremont Street
Thursday
October 11, 2018
2:00 P.M.

Present: Chairman Dennis Glackin, and members Carol Parlett, Jeff Knapp, Helen Levin and Paulette Florio, Commissioner Joyce Harrod, Town Manager Jean Weisman, Zoning Officer Sarah Abel and Consultant Peter Johnston.

Call to Order:

Chairman Glacken called the meeting to order at 2:00 p.m. in the meeting room of the St. Michaels Public Library, 106 S. Fremont Street, St. Michaels, Maryland.

Workshop: Zoning Code Rewrite - Consultant Peter Johnston, Peter Johnston and Associates.

Mr. Johnston led the discussion to review Use Table as drafted. Mr. Johnston addressed the list of permitted uses suggesting that uses be formatted into broad categories, and that special exceptions be identified as a sub category called "specific uses." Mr. Johnston also clarified that P is a use permitted by right of the Planning Commission, and SE is a use that is subject to the standard review criteria of the Board of Zoning Appeals for a special exception (off site impacts). Mr. Johnston said a Special Exception with conditions establishes additional threshold conditions that the Board is obligated to adhere to, and is a more specific kind of requirement that the Board must find as being met in order to approve the use. Mr. Johnston advised that the objective should be to create as much value on the land adjacent to the streets, which would contribute to the value of infrastructure in Town.

Matters from Commission and Staff

Ms. Abel advised members that the simpler the list the better. The Members reviewed zoning districts and drafted a revised land use table. The next workshop was scheduled for the Planning Commissions at the October 25th regular meeting. Ms. Abel reminded members to complete the Open Meetings workshop as suggested by Town Attorney Patrick Thomas.

Adjournment

The meeting adjourned at 4:19 p.m.

Minutes approved by 5:0 vote in favor on 25th day of October, 2018



Dennis Glackin, Chair