



## THE COMMISSIONERS OF ST. MICHAELS

SETTLED 1670-1680

INCORPORATED 1804

PLANNING COMMISSION  
300 MILL STREET  
P.O. BOX 206  
ST. MICHAELS, MD 21663

TELEPHONE: 410.745.9535

FACSIMILE: 410.745.3463

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**St. Michaels Planning Commission**  
Edgar M. Bosley, Jr. Municipal Building  
**Tuesday, August 7, 2018**  
Special Meeting - 6 pm  
**REVISED - day of meeting**

1. Meeting called to order
2. Approval of minutes
  - a. June 28, 2018
3. Subdivision plat revision - final phase to record Lot 2 of Marea development
4. Preliminary Site Plan Review – *Continued from June 28, 2018 meeting*  
American Corners LLC  
906 S Talbot Street  
Development for Auto Service, Convenience Store and Cafe uses
5. Matters from Commission and Staff
6. Adjournment

Announcement of future meetings  
**Thursday, August 23, 2018 at 6pm - Regular Meeting**

1 St. Michaels Planning Commission  
2 Tuesday, August 7, 2018  
3 Special Meeting - 6 pm  
4 **Meeting Minutes**  
5

6 **1. Call to Order**

7 Chairman Dennis Glackin called to order the regular meeting of the Planning Commission at 6:00  
8 p.m. Present were Commission members Paulette Florio, Helen Levin-Herman, Carol Parlett, and  
9 Jeff Knapp. Zoning Officer Sarah Abel was also present. Approximately 40 members of the public  
10 attended the meeting.  
11

12 **2. Approval of Minutes – June 28, 2018**

13 Meeting minutes for the June meeting were distributed in advance. Member Carol Parlett made a  
14 motion to approve the minutes as presented. Member Paulette Florio seconded the motion, which  
15 then passed on a voice vote of 5:0 in favor.  
16

17 Chairman Glackin announced that the agenda would be revised, allowing the Marea Development to  
18 go ahead of American Corner at the request of the Applicant.  
19

20 **3. Marea Development – subdivision plat revision, final phase (Phase 7) to record Hatton’s  
21 Gardens, Lot 2**

22 Chairman Glackin introduced Brett Ewing, planner from Lane Engineering representing Elm Street  
23 Development, who provided an overview of the project to date. Mr. Ewing said the applicant is  
24 complying with the conditions outlined in the staff report provided, including completion of the chip  
25 trail and the Tricefield sewer extension, and completion and dedication of the road once construction  
26 is finished on the final dwelling unit. Mr. Ewing also noted that the conservation easement on the  
27 front of the property has been recorded and is shown on the Phase VII plat. Zoning Officer Sarah  
28 Abel provided a staff overview and final recommendations. Members discussed the most appropriate  
29 timing of the outstanding element. There were no members of the public that wished to speak on this  
30 application.  
31

32 Member Jeff Knapp then made a motion to approve the subdivision plat revision for the Phase  
33 VII/Final Phase of Marea/Hatton’s Garden subdivision subject to the chip trail as required as part of  
34 growth allocation being installed prior to recordation of the Phase VII plat, and construction and  
35 dedication of all roads in the development prior to occupancy of the final dwelling unit constructed in  
36 the development. The motion was seconded by Member Herman and passed by voice vote of 5:0 in  
37 favor.  
38

39 **4. Continuation of the Preliminary Site Plan Review - American Corners LLC, 906 S. Talbot  
40 Street**

41 Mohammed Nasser, Nadeem Ashraf, Nasrullaah “Nick” Khan were present along with their project  
42 team: Christian Chute of Atelier 11, fuel mechanical parts contractor John Harrison, Sean Callahan  
43 and Waqar Cheema, and Nate Hoxter of Lane Engineering, and Attorney Brynja Booth.  
44

45 Chairman Glackin introduced the applicant’s planner, Sean Callahan, who presented an overview of  
46 the changes made to the plan since the continuation on June 23, 2018. Mr. Callahan said adjustments  
47 had been made to several aspects of the plan, including a recalculation of parking and landscaping,  
48 providing a more detailed circulation plan, removal of the prior proposed future house, and shifting  
49 the main structure forward on the lot. Mr. Callahan also said the applicants were submitting

50 improved lighting and signage plans, and a proposal for brick vs. concrete sidewalks extended to the  
51 crosswalks. Chairman Glackin called for comments from members of the Planning Commission, and  
52 asked about the frequency of gas deliveries to the site. John Harrison, fuel contractor, noted that  
53 deliveries would typically be every other day, and applicant Mohammed Nasser added that deliveries  
54 will be timed to ensure sufficient gas to avoid deliveries on the weekends. Zoning Officer Sarah  
55 Abel then highlighted details of her staff report. Members discussed questions and concerns about  
56 the traffic study, the circulation plan, and the potential for traffic congestion. Chairman Glackin then  
57 invited public comment, but first recounted the history of review of the project by the Planning  
58 Commission, Board of Zoning Appeals, and Technical Advisory Committee, and noted that the  
59 project would be reviewed again upon final site plan submittal if approved at preliminary.

60  
61 Jim Gallagher of Perry Cabin Drive had concerns about the project being consistent with the  
62 comprehensive plan and noted concern about the economics of the project due to other gas stations in  
63 the area. Mr. Gallagher delivered 26 letters of concern during his testimony, however the Planning  
64 Commission did not review the letters during the meeting. Chairman Glackin said the project had  
65 been analyzed and found to be consistent with the comprehensive plan during previous reviews. Mr.  
66 Gallagher also had concerns about availability of meeting agendas and public notice and called for a  
67 comprehensive risk assessment of the project. Marie Martin of Cherry Street had concerns about tree  
68 removal and exposure of the project to the street as a gateway coming in to town. Ms. Martin also  
69 said that the project belonged on a major highway, not in a small town, and called for an  
70 environmental impact study. Mary Lou McAllister of Mulberry Street had concerns for preserving  
71 the historic look of the Town, and urged the use of mature, appropriate landscaping. Jeff Joseph of  
72 E. Maple Avenue voiced concerns about safety and entry and exit strategies, and the potential for  
73 light pollution. Jennifer Joseph of E. Maple Avenue urged the best use of the site in keeping with the  
74 current entrance of the Town and questioned the traffic impact study having been done in December  
75 as possibly not the most accurate measure of traffic in St. Michaels. Zach Smith, attorney  
76 representing Mr. David Beauregard of Talbot Street, encouraged the Commission not to approve the  
77 current plan for the property as it was inconsistent with the comprehensive plan and the zoning code  
78 relative to stormwater in the front yard buffer and more stringent parking requirements. Shannon  
79 McGee of Riverview Terrace said she has looked at and likes the plans for the project, that it is  
80 historic looking and compatible with the neighborhood and is a vast improvement over the eyesore  
81 she has looked at for years on that property. Ms. McGee added that already people are starting to go  
82 in the current building to purchase items and buy gas since the property was cleaned up by the  
83 current applicants. Mr. Durban of 209 Mulberry Street said he thought a traffic light should be  
84 included in the plans. Ms. Abel said that the State Highway Administration (SHA) has jurisdiction  
85 over Maryland State Route 33/Talbot Street and must approve any changes within the SHA right of  
86 way as part of the project. Ms. Abel advised SHA has reviewed the plans as a member of the  
87 Technical Advisory Committee and the Town would continue to ensure SHA remains involved in the  
88 review process. Aida Leisure, a business owner on Talbot Street, had concerns for the safety of  
89 children crossing the street. Ann Borders asked if the power lines should be buried for new  
90 construction. Ms. Abel advised Choptank Electric has been involved in the review process of the  
91 project but has not yet noted a reason for burial of the utility poles. Bill Harvey of Perry Cabin  
92 Drive and Chairman of the Board of Zoning Appeals, said he had been involved in the review  
93 process for this project from the beginning and would continue to be involved, and that due process  
94 had been afforded to the public and to the applicants. Mr. Harvey urged the Planning Commission  
95 to look very carefully at the circulation plan to optimize all users of the site. Mary Lou McAllister  
96 of Mulberry Street said she had also been involved since early one and the applicants had made an  
97 effort to address her concerns about child safety by extending sidewalks to the crosswalks at  
98 Seymour and the Nature Trail. Brynja Booth, attorney for the applicants, said her clients have made

99 many revisions to the project based on comment from the Planning Commission and the public. Ms.  
100 Booth said she believes the plan is in compliance with standards of the Town Code and state laws.  
101 Ms. Booth said that the Planning Commission could approve the preliminary plan with any  
102 conditions they deem appropriate. Chairman Glackin closed the public comment portion of the  
103 application.

104  
105 Chairman Glackin asked for the circulation plan, which Mr. Callahan presented on the room  
106 monitors. Mr. Callahan said that the circulation plan, while not a legal requirement, was a condition  
107 requested by the Board of Appeals when reviewing the applicant's request for the special exceptions.  
108 Mr. Callahan said that the applicants had provided a detailed plan for pedestrian and vehicle traffic,  
109 the details of street signage and on-site signage, and details of plans for an extended brick sidewalk at  
110 the applicants' expense. Waqar Cheema of Lane Engineering added that a double entrance would  
111 reduce traffic congestion on the road and for the multiple uses. Ms. Abel presented the analysis of  
112 the applicants' circulation plan by staff and the Town's engineer, Rauch Engineering, and provided  
113 feedback.

114  
115 Chairman Glackin said the commission members would now deliberate and offer comment.  
116 Chairman Glackin said that he believed that the applicants have met requirements to move the project  
117 to final site plan review, noting that the applicants have made every effort to make changes based on  
118 suggestions from the Town and the public. Mr. Glackin reminded everyone that the Gateway  
119 Commercial zone is the only zone allows the possibility of an auto service station use. Member  
120 Knapp said the proposed architecture is a vast improvement over what exists, that signage has been  
121 adjusted for appropriateness, and the applicants have been very responsive to any requested changes  
122 and recommendations. Member Knapp then read a list of issues he thought needed to be resolved,  
123 after which the members discussed the applicants' engineering plans and the Town engineer's  
124 recommendations. Member Herman said that most of her concerns had been addressed and that she  
125 appreciated the many people that have been involved in the process. She stated the Applicant must  
126 ultimately determine the circulation because they must live with it. Member Herman said she had no  
127 reason to disapprove the site plan at this time.

128  
129 Chairman Glackin outlined a list of conditions and recommendations for the members' consideration.  
130 The members were in general agreement on the proposed conditions, after which Member Knapp  
131 made a motion to approve the preliminary site plan to proceed to final site plan review subject to the  
132 following conditions, as read into the record by Chairman Glackin:

- 133
- 134 1. Recommend proposed fuel infrastructure to be reviewed and approved by Maryland  
135 Department of the Environment.
  - 136 2. Require another TAC review to ensure compliance with outstanding comments and required  
137 approvals.
  - 138 3. Require approval of the lot line revision by staff and recordation of the lot line revision  
139 among land records.
  - 140 4. Recommend the applicant revise the onsite circulation plan per staff and engineer comments  
141 as follows:
    - 142 a. Create more consistent width and reduce aisle widths where possible.
    - 143 b. Adjust buildings to better align with primary site circulation.
    - 144 c. Remove the 2 parallel parking spaces along the car wash structure.
    - 145 d. Show stacking lane and adjust circulation for car wash.

- 146 e. Move freestanding pump 6 toward the rear of the site to reduce pinch point at  
147 canopy.  
148 f. Clarify if the north parking lot area is proposed to be one way or two way. If one  
149 way, narrow aisle width and angle parking.  
150 g. Revise/reduce pavement markings to more clearly direct site.  
151 h. Work with staff and engineer on south curb cut as egress.  
152 i. Reduce impervious surface area where possible.  
153 j. Revise the vehicle tracking exhibit to show proper vehicle tracking that does not  
154 create conflicts with site circulation.
- 155 5. Recommend reducing the number of parking spaces to that required by 340-34.  
156 6. Require corrected parking calculations in notes on parking requirement sheet.  
157 7. Require complete lighting plan be submitted to ensure compliance with 340-34 and all other  
158 lighting standards at the property line.  
159 8. Require that signage complies with 340-40 of the Zoning Code, including wall signage  
160 locations on canopy and grandfathering of existing price sign.  
161 9. Require detail of Town's brick sidewalk specification in final plan set.  
162 10. Require landscape plans to be stamped by a licensed landscape architect.  
163 11. Require confirmation that landscape plan in front of building will cover 25% of façade  
164 required per 110-17 of the Site Plan Review.  
165 12. Recommend barrier if any storm water facilities adjacent to public sidewalks are greater than  
166 a 1' depth.  
167 13. Recommend coordination with the Town Zoning Officer on tree preservation on Sheet V-101  
168 and require revision sheet if any tree removal is required within area of tree canopy to  
169 remain.  
170 14. Confirm canopy structure proposed to be 20' maximum permitted for an accessory structure  
171 in the Gateway Commercial zone is measured from average grade of lot as per 340-36 and  
172 340-108.  
173 15. Recommend all site plans consistently not show drive through.  
174 16. Require Board of Zoning Appeal motions be included on site plan cover sheet.  
175 17. Include separate plans as part of the final site plan set and label on title sheet.  
176 18. Recommend phasing plan be submitted if not constructed at once.

177 The motion was seconded by Member Paulette Florio and carried by a voice vote of 5-0 in favor.  
178

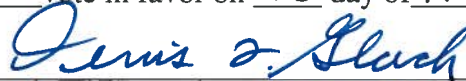
179 **Matters from the Members and Staff**

180 Ms. Abel asked members to bring their calendars to the next meeting to calculate holiday meetings  
181 and any other adjustments. Ms. Abel said that the code re-write was progressing and that the next  
182 step would be reaching out to the public.  
183

184 **Adjournment**

185 The meeting was adjourned at 8:40 p.m.  
186

187 Minutes approved by 4:0:1 vote in favor on 23 day of AUG, 2018

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189

190 Dennis Glackin, Chair