



THE COMMISSIONERS OF ST. MICHAELS

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

SETTLED 1670-1680

INCORPORATED 1804

TELEPHONE: 410.745.9535

FACSIMILE: 410.745.3463

St. Michaels Planning Commission
Edgar M. Bosley, Jr. Municipal Building
Thursday, September 27, 2018
Regular Meeting - 6 pm

1. Meeting called to order
2. Approval of minutes
August 23, 2018
3. ~~Final Site Plan Review of auto service station, cafe and convenience store at 906 South Talbot Street~~
****Application has been stayed due to Appeal Application of Preliminary Site Plan approval to the Board of Zoning Appeals, per 340-70 of the Town Code.****
4. Final Site Plan Review of workshop and apartment at 103 North Fremont Street
5. Sketch Site Plan Review and HRZ Review of commercial development at 603 South Talbot Street
6. Matters from Commission and Staff
 - a. Zoning Code Rewrite – Use Discussion and Dimensional Presentation
7. Adjournment

Announcement of future meetings
Thursday, October 25, 2018 at 6pm - Regular Meeting

St. Michaels Planning Commission
Thursday, September 27, 2018
Regular Meeting - 6 pm

1. Call to Order

Chairman Dennis Glackin called to order the regular meeting of the Planning Commission at 6:00 p.m. Present were Commission members Paulette Florio, Carol Parlett, Helen Herman, and Jeff Knapp, and Zoning Officer Sarah Abel.

2. Approval of Minutes – August 23, 2018

Meeting minutes for the August meeting were distributed to members in advance. A spelling error was noted, after which Chairman Glackin called for a motion to approve the minutes as corrected. Member Parlett made the motion. Member Paulette Florio seconded it, and the August 23, 2018 minutes were approved on a voice vote of 5-0 in favor.

3. 906 South Talbot Street – Final Site Plan Review – auto service station/convenience store

Zoning Officer Sarah Abel explained that the application for the 906 Talbot Street project has been stayed due to an appeal of the Preliminary Site Plan, per Section 340-70 of the Town Code. Ms. Abel said that the appeal will come before the St. Michaels Board of Appeals on October 9th at 5:30 p.m., and Planning Commission members are encouraged, but not required, to attend that meeting.

4. 103 North Fremont Street – Final Site Plan Review of workshop and apartment

Applicants representing the Chesapeake Bay Maritime Museum – Bill Gilmore, Kristen Greenaway, Elizabeth Fink and Brandon Davis – identified themselves and presented changes that were made to the site plan based on the last discussion, including improvements in sound proofing, street tree and planting plans. Mr. Davis of DMS and Associates provided a summary of the report and plan he had prepared for rear facing parking, but noted that because of the tight space and code restrictions, the parking would still be non-conforming layout. Mr. Davis said that the applicants would instead use the use the existing parking area with pervious pavers to improve storm water management. Chairman Glackin asked if there were any other questions from the members. As there were none, Ms. Abel then provided key points from her staff report, and listed the conditions for approval as follows:

1. confirmation of single occupancy for each bedroom at the time of building permit
2. correct parking notations to reflect the exact parking requirement for a workshop and apartment
3. Recommend more information on sound proofing be provided
4. Amend street tree be added to plan and landscape plan stamped by LA
5. Town engineer final review and approval of plans
6. Provide storm water agreement and surety at appropriate time

Chairman Glackin called for public comments. There were none. The members discussed the conditions as noted above. There were no further conditions or comments. Chairman Glackin then called for a motion to approve the final site plan for signature subject to the conditions as discussed. Member Jeff Knapp seconded the motion, and the motion passed on a voice vote of 5-0 in favor.

5. 603 S. Talbot Street – Sketch Site Plan Review and HRZ Review for commercial development

Applicants Tom Byrne, owner, and Tom Gant, contractor introduced themselves. Tom Byrne outlined his proposal to relocate and restore the historic train station to the former foundry property from its current

location on Railroad Avenue. Mr. Byrne said he wanted to position the building at the rear of the property and wanted to get the Commission's thoughts on the matter. Chairman Glackin asked Mr. Byrne about uses. Mr. Byrne said he was considering a retail space and/or a coffee shop use. Regarding parking, Mr. Byrne said the only parking would be alongside the building, pending code requirements. The members had concerns about traffic flow on and off the property. Ms. Abel then presented her staff report and the code requirements for the CC, NZ, and HRZ zones for new construction. Ms. Abel said two to four parking spaces on site would be required, and purchase of parking was not an option. Ms. Abel advised that the Commission to have a direct conversation with the applicant regarding setbacks, lot coverage, and more specifics on possible uses, based on the sketch plan submitted. Ms. Abel also outlined what details the applicant would need to provide for preliminary site plan review. Chairman Glackin then called for public comment. Tad DuPont of Locust Street provided an overview and history of the Mill property, and the development of the HRZ zone. Mr. DuPont said he was not opposed to the restoration of the train station, but had concerns about encroachment of the primary tenants of the Mill. Sandy McAllister, attorney for Mr. DuPont, said his concerns were for the renovation plans, impact on adjacent owners, and felt performance sureties and realistic timelines for construction and completion of the renovation were essential to preserve the healthy business environment of the Mill tenants. Mr. McAllister also had serious concerns about storm water runoff from a building in a tight space with 2.5 foot side yard setback. Adrian Mortiz, owner of the brewery, had concerns the site has not been well maintained even since the blighted foundry building came down, and noted that there is not a sewer hookup for the property. Gina Parchman, a tenant at 601 S. Talbot, said she would like to see something on the property, but wanted problems to be resolved to improve neighborhood relationships. Anita Heck of Railroad Avenue asked if the sewer question would be resolved. Town staff and Mr. Byrne said the sewer issue could be resolved, even if the sewer connection, which was located on Mr. DuPont's property, could not be tapped. Mr. Gant added that there is no property in town that would be denied access to public sewer or water connections. Kate Koeppen of N. Talbot Street, said she did not think the foundry site was appropriate for the railroad station and would prefer another site that would better showcase the building. She said a beautiful spot for the train station would be a gateway property, like the Town's property at Talbot Street and Boundary Lane. Mr. Gant then responded to some of the comments, saying that he would finish any project he started as quickly as possible and that he would keep an orderly job site in the process to help maintain peace in the neighborhood.

Chairman Glackin closed the public comment portion of the meeting, and said that the Commission had two options –recommend resubmitting the sketch plan for additional review within 15 days, or submit for preliminary site plan review. Chairman Glackin said the HRZ Zone is unique and requires different approvals and the Planning Commission has authority to establish setbacks, lot coverage and yard requirements. In response to a question about the renovation, Mr. Gant said that features of the interior of the building had been removed and preserved, and that the applicant intended to put the building back as it was. Mr. Byrne said the building is ready to be moved and will be renovated on the new site with a timeline of 60-90 days for completion. The members discussed possible options that Mr. Byrne might have. After some additional discussion, Mr. Byrne withdrew his application.

6. Matters from the Commission and Staff

A. Update on Zoning Code Rewrite – Peter Johnston Discussion and Presentation

Peter Johnston, zoning code consultant, made a power point presentation outlining the goals of the code rewrite, noting that the code standards should mesh with established patterns in the community and intensity of use. Mr. Johnston said there was a potential in St. Michaels for in-fill development, especially in the R2 zone, that would increase the tax base. He suggested that the minimum lot size should be reduced to encourage in-fill projects. Mr. Johnston also said setback requirements should be relaxed, with Ms. Abel adding that most of the cases before the Board of Appeals were homeowners not

able to do what they wanted on their property because of setback restrictions. Mr. Johnston and the members discussed other adjustments to the code that would be more accommodating to uses in all zones.

Mr. Johnson said he would be looking at parking for another session with the Commission, and members and public visitors offered observations and suggestions. Ms. Abel encouraged members to mark up Mr. Johnston's material and submit their comments by October 4, 2018. Members and staff and Mr. Johnston then agreed that the next discussion of the code revision should be a work session and scheduled October 11th at noon.

7. Adjournment

The meeting was adjourned at 8:30 p.m.

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



Dennis Glackin, Chair