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St. Michaels Planning Commission

St. Michaels Town Office

300 Mill Street

Virtual Session

January 18, 2022 - 1:00 P.M.

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Present: Planning Commission Chairman Jefferson Knapp and Members Cynthia Allen, Chris Thomas, Helen Herman and John Novak, Zoning Officer Kym Kudla, and members of the public.

I. Call to Order
Chairman Knapp called the Planning Commission's remote regular meeting to order at 1:00 p.m. via Zoom.

II. Minutes
- January 4, 2022

Chairman Knapp said he had no comments or changes to the minutes. Member Thomas made the motion to approve the minutes of January 4, 2022 as presented. Member Helen Herman seconded the motion, which then passed on a voice vote of 5-0 in favor.

III. Chesapeake Bay Maritime Museum – Final Site Plan Review
Chairman Knapp opened the discussion and asked Brett Ewing, representing the Museum, if he had any comments. Mr. Ewing said some adjustments had been made to the plan based on the Commission's review of the Preliminary Site Plan back in November 2021, and that the amended plans were re-submitted in December. Mr. Ewing said there had been no major changes to the general plan layout from November but adjustments to storm water, grading, and utilities are shown on the updated plan the members had before them. Mr. Ewing added that a TAC meeting was not organized prior to this review, and Mr. Ewing asked if the Planning Commission to approve the final site plan pending comments from the Critical Area Commission (CAC), the Town Zoning Officer and the Town Engineer, which would be incorporated as conditions if necessary. Mr. Ewing said that he had only received the CAC comments this morning and was working on a response. Chairman Knapp said that the Planning Commission had seen the CAC comments. Mr. Ewing said one of the CAC comments concerned additional planting requirements in the buffer which the Museum believes is unnecessary due to past buffer plantings over previous years. Mr. Ewing said he believed the Planning Commission and the Town Zoning Officer had the authority to deem the existing plantings satisfactory and Chairman Knapp agreed. Zoning Officer Kudla said she had spoken to CAC and it appeared that they are comfortable leaving the decision to the Town. Chairman Knapp said the Zoning Officer Kudla had address all outstanding issues in her staff report submitted to the Commission members this morning. Chairman Knapp then called for comments from the Commission members. Member

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Novak said he agreed with the Chairman's comments. Chairman Knapp then called for public comment. There were no comments. Chairman Knapp then made a motion to approve the Museum's Final Site Plan for 213 N. Talbot Street contingent upon the following:

> - that the use of the mitigation tree bank be shown on the plan, including the number of trees to be put in the bank
> - signage to be addressed at permitting
> - height adjustment should be shown on plan sheet A3.1
> - final approval would also be contingent upon comments from Rauch Engineering and Public Works and the Town's Zoning Officer
> - the Town will determine whether the plantings are sufficient to meet the buffer requirements

Member Chris Thomas seconded it and the motion passed on a voice vote of 5-0 in favor.

IV. Items for Discussion
- Grant Applications

Chairman Knapp said the Planning Commission had received approval to apply for grants for the Railroad Avenue sidewalk project and for the Nature Trail extension at the last Commissioners' meeting. Member Allen said she would be happy to work with Kym Kudla to apply for the grants. Member Thomas said he could supply information on letters of support from political figures that might be helpful in the grant application process.

Chris Thomas asked if the Commissioners had reviewed the Planning Commission's recommendation on the Trash service. Chairman Knapp said his impression was that the Commissioners had not yet discussed the recommendations among themselves.

Chairman Knapp said the next meeting would be February 2nd at 1:00 p.m. Zoning Officer Kudla said the proposal for the former gas station property was being prepared for resubmission and may be available for discussion at the February 15th meeting.

V. Adjournment
The meeting was adjourned at 1:35 p.m.

Minutes approved by 3-0 vote in favor on 15th day of February, 2022.

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Jefferson Knapp, Chairman