

**St. Michaels Planning Commission**  
**St. Michaels Town Office**  
**300 Mill Street**

In Person and Virtual Session  
April 19, 2022 - 1:00 P.M.

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

**I. Call to Order**

Chairman Knapp called the Planning Commission's regular meeting to order at 1:01 p.m. in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland.

**II. Minutes**

- Member Thomas made a motion to approve the minutes of March 15, 2022, as submitted, motion seconded by Member Herman and carried on a vote of 4:0 in favor.
  
- Member Thomas made a motion to approve the minutes of April 5, 2022, as submitted, motion seconded by Member Herman and carried on a vote of 4:0 in favor.

**III. New Business**

- **Sketch Site Plan Review – 906 S. Talbot Street – Hotel**

Attorney Lindsay Ryan introduced contract purchaser Shakira Patel, Architect Michael Clifford, Engineer Sean Callahan. A copy of the staff report was distributed to the group. Sean Callahan reviewed the site plan specifically C101 and C102 noting that the parking is below the building and the building has a 60' front yard setback as opposed to the required 20'. St. Michaels Inn Manager Travis and staff Margaret spoke in support of the proposed Hotel.

Mr. Callahan cited chapter 7.1 of the towns comprehensive plan finding support for the project and its location. The number of proposed parking spaces for the 75-room hotel is currently 83. Comparisons were made to the requirements for parking at 1/1 (Queen Anne), .8 /1(Easton), 1/ 3 suggesting a revision to the standards by St. Michaels 1.5 spaces per room. He stated the building meets the height restriction of 35' and 2 ½ stories. The landscaping will be discussed later. To make the project viable a certain number of rooms are needed said Mr. Patel.

Member Thomas both a firefighter and commission member expressed concern with the turning radius and accessibility of emergency vehicles.

Chairman Knapp asked for a consideration of mature planting in the rear of the property facing the Marea Development. He is supportive of the hotel but has concerns regarding the proximity to the school, number of rooms/traffic and safety.

It was noted that the Hilton group requires 1 room-1 parking area, parking for 5-8 staff members.

Member Novak suggests a reduction in the number of rooms. As stated in 340-146A Minimum Parking Requirements, Chairman Knapp cited there is not public parking within 300 ft of the building and suggested the addition of bicycle stands.

**Public Comment:**

Debra Alms of Cherry Street asked if a feasibility study had been done, she would like to see more affordable housing as in apartments.

Mark Berman of Marea does not oppose the hotel but is concerned about the wildlife in the surrounding forestry and parking.

Langley Shook of Tricefields gave a brief history of the development of the Nature Trail, Marea. He is concerned about the removal of the Loblolly trees and the impact on the Nature Trail.

Steve Gones asked about the lighting at the rear of the building.

Aida Khalil of Cherry Street/Commissioner, concerned with infrastructure for the additional 75 rooms, traffic, safety, preservation of the nature trail adding she would not support a parking waiver.

Jim Fulton of Cherry Street/Historic District, voiced opinion of scale and design.

Joyce Harrod Maple Avenue/Commissioner asked about the effect on the police department, public works, traffic flow.

Kym Kudla read the messages from the chat room on the zoom link.

Walda DuPriest of Mulberry Street/Historic Commission added a note about the non-tidal wetlands/MDE, design, safety, compatibility with the Town.

Chairman Knapp asked the applicants to continue the redesign of the project based on the comments heard today.

Tad DuPont of Locust St. /Commissioner commented that the Town contributed to the funding of the Nature Trail.

Chairman Knapp clarified that this review and approval is strictly due to the applicant having met and delivered all the documents required for the application for sketch site plan review but does not approve the parking waiver request or any other issues as mentioned.

Chairman Knapp made a motion to approve the sketch site plan application for the 906 S. Talbot Street with the caveat that all issues addressed by public comment and Planning Commission's concerns be addressed, motion seconded by Member Thomas and carried on a vote of 4:0 in favor. Letters received by April 19 regarding the proposed project are made a part of these minutes.

- **Request for reduced required parking (1 space) at 102 E. chestnut Street for residential day care).**

Lindsay Vanderlinden is seeking a variance to the required off street parking to house a daycare for 6 children. The pickup and drop off times are staggered from 6:00 am to 5:00pm M-F. She cited the Off-Street Parking 340-146 Minimum Parking Requirements noting that her request meets 4 of eh 5 standards for approval.

There was no public comment.

Chairman Knapp read the criteria into the record. Chairman Knapp made a motion to approve the restriction to 6 children and waiver for 1 parking space with a zoning certificate as submitted, motion seconded by Member Thomas and passed on a vote of 4:0 in favor.

#### **IV. Items from Planning Commission for discussion**

- **Noise**

Member Chris Thomas lead the discussion regarding noise noting it might be an enforcement issue and a change to the code is not required just yet perhaps working with the police department is an option. Chairman Knapp felt that the Code as written is not enforceable. The complaints on noise are mostly on Sundays about music, contractors, etc. It was suggested adding verbiage to 216-4C: a commercial establishment offering outdoor live music must be acoustic in nature, amplification not permitted, during the hours of 1-8 on Sundays except for the MM and WD zone.

It was suggested reviewing a study from similar towns regarding noise and enforcement. Members of the public commented on the use of self- policing, being good neighbors and restrictions for the use of gas leaf blowers in the historic district.

Ms. Kudla will request Captain Oswald to attend the discussion on noise and enforcement to the May 3<sup>rd</sup> Planning Commission meeting.

The continuation of this discussion on noise was scheduled for May 3, 2022, at 6:00pm in the Town Office.

The following agenda items will be placed on the May 17<sup>th</sup> 1:00 Planning Commission meeting.

- **Tent Regulations**
- **Grant for Nature Trail extension**
- **Tree Planting Grant**

#### **Adjournment**

The meeting adjourned 3:26 p.m.

Minutes approved by 5-0 vote in favor on 7<sup>th</sup> day of June, 2022.

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Jefferson Knapp, Chairman