



THE COMMISSIONERS OF ST. MICHAELS

PLANNING COMMISSION
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St. Michaels Planning Commission
MEETING HAS BEEN MOVED TO THE ST. MICHAELS LIBRARY
106 South Fremont Street
Thursday, October 25, 2018
Regular Meeting - 6 pm

1. Meeting called to order
2. Approval of minutes
September 27, 2018 Regular Meeting
October 11, 2018 Zoning Code Rewrite Work Session
3. Sketch site plan review for a proposed "Exhibition and Library Building" at Navy Point (Map 0200, Parcel 1607) in the Maritime Museum (MM) zone at the request of applicant, Chesapeake Bay Maritime Museum Inc.
4. Discussion: Requested by American Corner LLC on changes to on auto service station, cafe and convenience store development at 906 South Talbot Street
5. Matters from Commission and Staff
 - a. Zoning Code Rewrite – Continue review of draft Use Table
6. Adjournment

Announcement of future meetings
Thursday, November 15, 2018 at 6pm - Regular Meeting
Thursday, December 20, 2018 at 6pm - Regular Meeting

**St. Michaels Planning Commission
Thursday, October 25, 2018
Regular Meeting - 6 pm**

Call to Order

Chairman Dennis Glackin called to order the regular meeting of the Planning Commission at 6:00 p.m. in the meeting room of the St. Michaels Library, Fremont Street, St. Michaels, Maryland. Also present were Commission members Paulette Florio, Carol Parlett, Helen Herman, and Jeff Knapp, and Zoning Officer Sarah Abel.

Approval of Minutes – September 27, 2018 Minutes and October 11, 2018 Zoning Ordinance Workshop

Minutes for the September 27th meeting were distributed to members in advance. As there were no corrections or changes, Chairman Glackin called for a motion to approve the minutes as presented. Member Parlett made the motion, which was seconded by Member Knapp, and the September 27th minutes were approved on a voice vote of 5-0 in favor. The October 11th workshop minutes were distributed in advance. Zoning Officer Sarah Abel noted a citation change for the workshop minutes. As there were no other changes, Chairman Glackin called for a motion to approve the workshop minutes as revised. Member Florio made the motion, which was seconded by Member Parlett, and the zoning workshop minutes were approved on a voice vote of 5-0 in favor.

Navy Point – Chesapeake Bay Maritime Museum (CBMM) Sketch Plan Review for the proposed Exhibition and Library building at Navy Point

Applicants Kristin Greenaway, CBMM President, and Brett Ewing, Lane Engineering were present. Mr. Ewing presented an on-screen overview of the project, noting that its goal was to upgrade and expand some of the museum's building facilities to improve the museum's offerings to the public and benefit the community as a whole. Ms. Greenaway said the changes were part of a master plan to enhance the quality of the museum's offerings; including demolishing rotted buildings and constructing a new climate-controlled library facility with public accessibility. Mr. Ewing pointed out other planned improvements such as upgraded storm water management, resurfaced sidewalks, improved campus circulation, a timber bulkhead and submerged gravel wetland, and improved safety and delivery systems for the Museum and the Crab Claw restaurant. Mr. Ewing said the applicant has already filed applications for variances for height and other issues through the Board of Appeals. There was a discussion of parking requirements. The Commission members praised the design and the detail the museum had already provided. Ms. Abel read her staff report on the project. Chairman Glackin then took public comment. Susan Reiswerg of E. Chew Avenue praised the project and looked forward to enhanced research facilities. Dana Newman of the Talbot county Library system said she supported the project, noting that the museum was a good community steward, and that the new library would be a wonderful addition. Chris Thomas of E. Maple Avenue asked if the expansion might also offer additional employment. Ms. Greenaway said the enhanced programming should increase employment opportunities. As there were no other comments, Chairman Glackin closed the public portion of the hearing. The members said they looked forward to additional plan detail with the Preliminary Site Plan and requested that when the museum returned with their preliminary plan, that the overall Master Plan for the museum be included. It was understood that the Master Plan was only for information purposes and that it might change over time with the Preliminary Site Plan. Chairman Glackin made a motion that the applicant proceed to the preliminary site plan review, and that the plan is in compliance with Comprehensive Plan, Chapter 7, page 1, called for a motion to recommend that the applicants proceed to the preliminary site plan review. Member Jeff Knapp seconded the motion, which then passed on a voice vote of 5-0 in favor.

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

Chairman Glackin said that the applicant, American Corners LLC, had submitted changes to their application for a proposed gas station/convenience store. Chairman Glackin said that the Planning Commission would be discussing the changes and asking questions of the applicant prior to their filing of a final application, but would not be making any decisions during this meeting. Chairman Glackin said that the commission would be taking public comment, but would limit the time allotted to three minutes for each speaker, and comments should be directly related to the application being presented tonight.

Chairman Glackin provided a brief history of the application, and then called upon Brynja Booth, attorney for the applicants. Ms. Booth introduced Mohammed and Nadeem and said that the applicants want to do what makes sense for the community. Reciting some history, Ms. Booth said the property has been a gas station for over 50 years, that the new owners have cleaned up the site, removed all the illegal junk and old fuel tanks, and hired a local architectural firm, and, with this revised application, the applicants want to provide an even more appealing design that already exceeds legal requirements. Ms. Booth said all 18 conditions set forth by the Planning Commission at Preliminary Site Plan review have been met. Ms. Booth then summarized the changes made since the last proposal as follows:

- Drive-through has been removed
- Removed 419 sq. ft. and removed the office use on second floor
- Removed free-standing diesel pumps
- Removed one pump from under canopy
- Only four double-sided pumps under the canopy
- Reduced size of canopy from 143 sq. ft. to 115 sq. ft.
- Reduced size of car wash to 990 sq. ft.
- Proposing 27 parking spaces, an increase of five spaces
- Landscape island for circulation
- Landscape islands in front of store will be five foot dimension
- Will provide parking for car wash

Ms. Booth said that the applicants are prepared to submit a final plan as early as tomorrow, but the applicants wanted to hear any questions or comments the Commission or the public may have. Member Parlett questioned the elimination of the second floor office. Ms. Booth said the office was eliminated to gain parking spaces to meet the Town's code. Member Knapp said the parking space requirement was interfering with the refueling area, which was unfortunate. After some additional discussion, it was agreed that the spaces interfering with the re-fueling could be designated as employee parking. Member Florio asked about screening from the road and there was discussion of other landscaping. Member Knapp said he appreciated all that had been done to reduce the footprint of the project. Ms. Abel said she had concerns about the circulation plan and applicants should be mindful that dimensional changes might affect the efficacy of circulation. Chairman Glackin asked if the State Highway Administration had signed off on the plan. Sean Callahan said yes, and that a letter of approval was expected from them. There were no additional comments from the members. Chairman Glackin then called for public comment.

John Novak of W. Chew Avenue asked about submitting items for the record. He said the public needs time to review the recent changes to the project and provide further comment. Mr. Novak

said a smaller project was a positive step but that he still had concerns about traffic congestion and noted that the site is still bigger than the High's just outside of town. Chairman Glackin said there would be at least one, and possibly two more meetings of the Commission to review the revised and final site plan that would include more time for the public to comment. Marie Martin of Cherry Street said she had concerns about the project's affect on tourism, gateway entry, and a modern building's visual impact. Susan Reisweg of E. Chew Avenue had suggestions on redesigning the site, and concerns about fuel delivery. Suzanne Brannegan of Talbot Street was concerned about lighting and brightness. Chairman Glackin said the lighting plan was available for review at any time. Applicant Mohammed noted that the lighting on the existing site has not been changed and lights are not on after the 9:00 p.m. Chris Thomas of E. Maple Avenue said he supported the applicants' efforts to accommodate the Town. Kate Koeppen of Conner Street asked about the number of tall trees that might come down and could there be a comparison of the size of this project vs. the two other gas stations outside of town. Chairman Glackin said the comparisons are in the existing plans available for viewing at the Town Office, and Mr. Callahan added that the plan designates 1/3 of the property will remain forested and is not subject to development. Chris Pulford of W. Chew had questions about how plans are approved. Chairman Glackin and Ms. Abel responded that there is a process and the Town must follow the Zoning Code and the Comprehensive Plan. Member Knapp stated that public participation in meetings is important, especially at the beginning of the review of a project like this one, but that at this point in the process, it is difficult to make adjustments. Suzanne Murray of West Chew Avenue asked if the Town could display the plans. Chairman Glackin said the plans are available at any time at the Town Office. Member Parlett said that since the beginning, the applicants have made changes all along the way, have redone plans at the Commissions' request, and have made changes based on public input. Member Florio said the applicants have been more than accommodating to requests for additions and changes from the Commission over a period of a year and a half, the process is transparent and the documentation, Town staff, and board members are always available. Chairman Glackin asked if there were any other comments. Ms. Abel clarified that the wording of the Code under Uses cites "convenience/drug store" as a category, and any advertising must cite the code as written; hence the confusion that the applicants were applying for a drug store use, which they are not.

Chairman Glackin then closed the discussion and called for a five-minute recess before continuing with the rest of the meeting's agenda.

Zoning Code Re-write – Peter Johnston, Consultant

Chairman Glackin reconvened the meeting and noted that he would discuss with Town Manager Jean Weisman setting up separate sessions for zoning code revision discussions. Ms. Abel suggested Mr. Johnston review the comments from the members regarding uses, as they were fairly brief, and then the meeting could wrap up at a reasonable hour.

As related to storm water, Mr. Johnston urged the Planning Commission to work with the Museum on their master plan, and to formulate a recommendation to the Commissioners to consider a growth allocation amendment to make the Museum property IDA. Mr. Johnston also discussed with members a summary of their recommended changes to the uses chart and that he will be working on and collecting definitions from members as the process moves along. Mr. Johnston provided information on trends in parking planning, and in particular that shared

parking was a workable alternative for towns that promote walk-ability and tourism. Mr. Johnston said the proposed town office site was an example of where shared parking could be a reasonable solution, and the Code needed to have the flexibility to deal with context. Chairman Glackin reiterated that he would look into setting up a schedule of sessions for zoning code revision that were separate from regular meetings.

Adjournment

The meeting was adjourned at 8:46 p.m.

Minutes approved by 4-0 vote in favor on 29 day of Nov, 2018.

Dennis O. Glackin

Dennis Glackin, Chairman