



THE COMMISSIONERS OF ST. MICHAELS

SETTLED 1670-1680

INCORPORATED 1804

PLANNING COMMISSION

300 MILL STREET

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St. Michaels Planning Commission
Edgar M. Bosley, Jr. Municipal Building
Thursday, June 28, 2018
Regular Meeting - 6 pm

1. Meeting called to order
2. Approval of minutes
 - a. May 24, 2018
3. Preliminary Site Plan Review
American Corners LLC
906 S Talbot Street
Development for Auto Service, Convenience Store and Cafe uses
4. Matters from Commission and Staff
 - Presentation and discussion of Zoning Code Update
Peter Johnston, Johnston and Associates
5. Adjournment

Announcement of future meetings
Thursday, July 26, 2018 at 6pm - Regular Meeting

St. Michaels Planning Commission
Thursday, June 28, 2018
Regular Meeting - 6 pm
Meeting Minutes

1. Call to Order

Chairman Dennis Glackin called to order the regular meeting of the Planning Commission at 6:00 p.m. Also present were Commission members Paulette Florio, Helen Levin-Herman, Carol Parlett, and Jeff Knapp, Zoning Officer Sarah Abel, and Town Attorney Patrick Thomas.

2. Approval of Minutes – May 24, 2018

Meeting minutes for the May meeting were distributed in advance. As there were no changes or corrections, Member Paulette Florio made a motion to approve the minutes as presented. Member Jeff Knapp seconded the motion, which then passed on a voice vote of 5-0 in favor.

3. Preliminary Site Plan Review - American Corners LLC, 906 S. Talbot Street

Development for auto services, convenience store and café uses

Chairman Glackin provided an overview and history of the project, and introduced Sean Callahan of Lane Engineering, who introduced the applicants and the development team as follows:

Mohammad Nasser, Nadeem Ashraf, Nasrullaah Khan (Nick) – Applicants
Architects John Braithwaite and Christian Chute of Atelier 11
Fuel mechanical parts contractor John Harrison
Fuel mechanical contractor/ fuels marketing – Chris Cato
Lighting contractor Jayson McDowell
Engineers Sean Callahan and Waqar Cheema of Lane Engineering
Landscape designer Nate Hoxter of Lane Engineering
Attorney Brynja Booth

Mr. Callahan said the preliminary plan is the plan proposed for construction and changes have been made since the last review based on comments from the Technical Advisory Committee (TAC). Mr. Callahan then provided a brief overview of the details of the site plan as submitted on the monitors for the public to view. Mr. Callahan said that both existing buildings would be removed and replaced with new canopied gas pumps and a diesel pump, a store, a car wash, and appropriate landscaping, lighting, screening, storm water management, parking and traffic flow. Mr. Callahan also presented proposed parking and landscaping solutions, and a vehicle and pedestrian circulation plan.

Ms. Abel then read the exhibits into the record and provided an overview of the staff report and recommendations. Architect Braithwaite confirmed the square footage had been reduced as requested and was now at 3,433 square feet from an original 4,000 square feet and reviewed the proposed building design. Ms. Abel responded to the architectural plans and requested a floor plan for the second floor, signage plans, and a plan for 21 parking spaces.

Member Florio asked about parking to accommodate the second floor. Member Parlett said it was clear that a great deal of time had been spent on the submittals so far, but she had concerns about

the size of the investment as related to the Town population. Member Florio also had grave concerns about children crossing the street in the middle of the block from the pool and the school grounds and urged serious thought on the issue. Chairman Glackin then opened the discussion to public comment.

David Beauregard of 903 S. Talbot Street said he felt the size of the project was too great for a gateway structure. Mary Lou McAllister, 209 Mulberry Street expressed her concern about the children crossing the street, and suggested fencing to the corner to prevent crossing other than at the corner. Virginia Herron of 103 N. Harbor Road said she opposed the project as being unnecessary as a danger to the children and a hindrance to traffic congestion. Zach Smith, on behalf of 903 S. Talbot Street, reiterated that the design was inappropriate as a gateway project, and questioned parking, pedestrian safety, landscaping and lack of compliance with the zoning standards and comprehensive plan. Ms. Joselynn Asima of 7833 Church Neck Road, questioned the necessity of another gas station, and objected to the size of the project.

Member Florio suggested going back to the drawing board on the project. Chairman Glackin said starting over was probably not an option, given the approvals the applicant had already received, and suggested that the applicant address the issues in Ms. Abel's letter and provide a more detailed circulation plan. Chairman Glackin reminded everyone that a gas station is an allowed use in the zone. Member Florio said that pump parking could not be considered as part of the parking plan and parking spaces should be recalculated. Member Helen Levin-Herman said cyclists should be part of the circulation plan, as well as parking for bikes. Member Levin-Herman also requested a pump signage and screening plan and suggested signage should be more historic. She also favored shorter operating hours, questioned the angle of the car wash, and suggested that a complete streetscape elevation plan for the entire campus would be helpful in the decision process. Member Knapp also said an elevation plan would be helpful and he and member Levin-Herman noted their concerns about the lighting plan with regard to range, direction and intensity.

After some additional discussion, Member Parlett made a motion to continue the preliminary site plan application to give them the opportunity to provide the following information:

1. A more complete circulation plan
2. A complete signage plan
3. A complete landscaping plan
4. Square footage that complies with what was approved by the Board of Appeals
5. A more specific parking plan
6. Compliance with staff report recommendations

Members and staff agreed that submission of revised materials, including the above requests, should be made by July 23rd at noon for a special meeting of the Planning Commission on August 7th at 6 p.m.

Member Florio seconded the motion, at which time Chairman Glackin made an amendment to include compliance with Ms. Abel's staff report (noted above as No. 6). Member Knapp seconded the amended motion. The amended motion then passed on a voice vote of 5-0 in favor.

4. Matters from Commissioners and Staff

- Zoning Code Update – Peter Johnston

Mr. Johnson said he had concluded over the course of the interview process, he had determined that a zoning code reform was in order, rather than simply a zoning code revision. Mr. Johnston said the St. Michaels interviews for the code revision mirrored what national experts are hearing, including:

1. expediting the approval process to keep costs down
2. eliminate restrictions on home-based businesses
3. increase activities as a matter of right in the zones
4. remove restrictions on short term rentals
5. allowing access building units
6. remove restrictions on garage apartments, garages for small business
7. remove parking restrictions

Mr. Johnston said a possible reform or simplification could be permitted uses lists or permitted use categories, and that if the Town's goals are to increase affordable housing and facilitate business development, the Code reforms should support those goals, not hinder them.


Mr. Johnson said the next step in this process was a survey, which he said he had drafted, that would be reviewed by a focus group to determine its efficacy. Mr. Johnston said the final survey will be made available online, via email, and hardcopy to get as good a cross-section of part-time and full-time residents, business owners and visitors as possible. After some additional discussion, the members agreed the survey should include addresses to determine whether respondents actually live in the Town. Member Parlett said she was encouraged that the members and the Commissioners appeared generally to be on the same page and in line with country-wide trends. The members thanked Mr. Johnston for his insights.

Sarah Abel mentioned a webinar for local communities and said she would follow up for interest.

5. Adjournment

Chairman Glackin said the next regular meeting would be July 26th followed by the special meeting on Tuesday, August 7th at 6:00 p.m, The meeting was adjourned at 8:33 p.m.

Minutes approved by 5:0 vote in favor on 7 day of Aug, 2018



Dennis Glackin, Chair