

St. Michaels Planning Commission
Thursday, December 20, 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. in the meeting room of the St. Michaels Library, Fremont Street, St. Michaels, Maryland. Also present were Commission members Paulette Florio, Helen Levin, and Jeff Knapp, Commissioners Michael Bibb and Joyce Harrod, Town Manager and Zoning Officer Jean Weisman, and Code consultant Peter Johnston. Member Carol Parlett was absent.

2. Approval of Minutes

Chairman Glackin asked if there were any comments, corrections or changes to the minutes for the November 29, 2018 regular Planning Commission meeting. Chairman Glackin noted a wording change, after which he called for a motion to approve as corrected. Member Jeff Knapp made the motion, which was seconded by Member Paulette Florio, and which then passed on a voice vote of 4-0 in favor. The members then reviewed the draft minutes for the December 11, 2018 Code revision workshop. There were no changes to the minutes. Member Florio made a motion to approve as presented. Member Knapp seconded the motion, which then passed on a voice vote of 4-0 in favor.

3. Approval of 2019 Planning Commission meeting dates

Chairman Glackin called members' attention to a list of meeting dates for 2019, noting that the list would be posted on the Town's website for the convenience of the public.

4. Agenda Additions – Hatton's Garden chip trail and Short-term amendments to Code Parking Regulations

Chairman Glackin said there were two additions issues for the agenda, the first one being the chip trail in the Hatton's Garden development. Mrs. Weisman provided background, noting that the Planning Commission had reviewed the final phase of the subdivision, Lot 2, and had voted 4-1 that a chip trail should be completed before occupancy permits would be granted. Mrs. Weisman said that the engineers had recently contacted her to say progress had been made on the structure, but they had not been able to finish because of the weather and were therefore asking for an extension to complete the trail. After some additional discussion, the members agreed to grant an extension until April 2019, with the stipulation that, if unable to complete, they must come before the Commission to explain extenuating circumstances. Member Jeff Knapp made a motion to extend the deadline for completion of the chip trail to April 1, 2019, that any additional extension must be justified, and that no occupancy permit would be issued until completion of the trail. Member Paulette Florio seconded it, and the motion passed on a voice vote of 4-0 in favor.

Chairman Glackin said the other addition to the agenda was an amendment to the parking regulations. Mrs. Weisman said that at the Commissioners' last meeting, the Commissioners made a motion to ask the Planning Commission to direct her to draft an amendment to the parking ordinance that would amend the number of spaces required for offices of any type, from one space per 400 square feet to two and a half spaces per 1,000 square feet. Mrs. Weisman added that Chairman Glackin had drafted a short-term amendment to Code Section 340.34(c) that allows the Planning Commission to grant some type of waiver from the parking requirements. Chairman Glackin said his draft has a first section (n) that amends the one/300 to one/400 for any type of office. Chairman Glackin continued that Section (b) would be a new

section that adopts some of Peter Johnston's suggestions, and outlining five situations where applicants could request an adjustment of the parking requirements. Chairman Glackin then called for comment on the new sections. Consultant Peter Johnston approved of the draft, with some minor wording changes. Member Helen Levin said she was concerned that the change only permitted offices to apply for relief from parking regulations, and did not include other structures, such as restaurants or, e.g., the train station project. Member Levin said the amendment reads as preferential. Mrs. Weisman and Chairman Glackin explained that the amendment does allow some relief for other business types and other zones, and cited a request from the funeral home in town. After some additional discussion, Member Knapp said he favored the temporary change to give the Town more flexibility in accommodating new and existing businesses. Member Florio said she also favored the change. Chairman Glackin asked if there were any other comments. There was general discussion of insufficient parking and/or enforcement for Town events.

Chairman Glackin then called for a vote on the temporary code amendments. Member Paulette Florio made a motion to approve the amendments to the Zoning Code as noted above. Member Jeff Knapp seconded the motion, which then passed on a voice vote of 4-0 in favor. Chairman Glackin said the draft amendments would be passed on to the Commissioners for their consideration.

Mrs. Weisman took the opportunity to announce that the Town had hired a new Zoning Officer. Mrs. Weisman said Kymberly Kudla would begin work in January 2019.

5. Zoning Code Rewrite – Continued review of draft Use Table and Supplemental Zone Regulations

Consultant Peter Johnston led the discussion and the members continued working through the draft Use Table, and accessory and temporary uses. It was agreed that Peter Johnston would revise the permitted use table based on the discussion and send it and his suggested revisions to the supplemental chapter to the members for the next workshop.

6. Adjournment

As there were no other comments or discussion, the meeting was adjourned at 7:50 p.m.

Minutes approved by a 4-0 vote in favor on 24th day of Jan, 2019
Dennis Glackin, Chairman

