

St. Michaels Planning Commission Workshop
St. Michaels Town Office
300 Mill Street
February 19, 2019
1:30 P.M.

Present: Chairman Dennis Glackin, and members Paulette Florio and Jeff Knapp, Commissioners Michael Bibb and William Boos, Zoning Officer Kymberly Kudla, Town Manager Jean Weisman, Zoning Consultant Peter Johnston, and five members of the public.

Call to Order: Chairman Glackin called the meeting to order at 1:30 P.M. in the meeting room of the Edgar M. Bosley Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland.

Workshop: Zoning Code Rewrite (Consultant Peter Johnston, Peter Johnston and Associates):

Chairman Glackin stated that the proceedings will be different in that public comment will be allowed at the end of the meeting as to allow for more review of the draft zoning code. Members readdressed topics of accessory dwellings units (ADUs), vacation cottages, and bed & breakfasts (B&Bs). Members agreed that ADUs shall be limited to two adults, allow for kitchen and bathroom, and must get State Fire Marshall approval. Members discussed vacation cottages in the R-2 district. They agreed to a provision for allowing in single-family detached dwellings built before 1945 to promote use of historic dwellings within the Town of St. Michaels. Members agreed to allowing limited retail of items related to the B&B for purchase by guests and allowing the use of small appliances within the guest rooms.

Discussion resumed on the draft zoning rewrite beginning with Article 8, Section 340-71, short term rentals (STR), page 23. Members agreed to removing the word nonresidential from A and “per bedroom” in C. Ms. Weisman stated that Talbot County Accommodation tax needs to be added to D.

Discussion moved to Section 340-72, parking, non-accessory. Member agreed to clarify the title by including garage, removing from the Maritime Commercial (MC) district, and permitting it by special exception (SE) in the Maritime Museum (MM) zone.

Members moved on to Section 340-73, self-service storage facility. Members agreed to remove the 250 feet from Talbot street provision but keep the required screening. Also agreed to allow them by SE in the Gateway Commercial (GC).

Chairman Glackin opened the floor for public comment.

Adjournment: The meeting was adjourned at 3:45 p.m.

Minutes approved by a 4:0 vote in favor on 28th day of February, 2019

Dennis Glackin, Chairman