

St. Michaels Planning Commission Workshop  
St. Michaels Town Office  
300 Mill Street  
January 8, 2019  
1:30 P.M.

**Present:** Chairman Dennis Glackin, and members Carol Parlett and Jeff Knapp, Commissioners Joyce Harrod, Bill Boos and Michael Bibb, Town Manager Jean Weisman, Consultant Peter Johnston, and two 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.**

Mr. Johnston opened the discussion, noting that the members had completed the review of the Permitted Uses Table at the last meeting and that he had posted his notes with changes on email, along with the revised Article 7, Permitted Uses. Member Knapp said he had some additional minor changes for clarity and readability. Chairman Glackin had suggestions for simplification and consistency to make the regulations easier for applicants to understand. The members also discussed the need to look carefully at the HR Zone uses in general, and to establish floor area thresholds for the various Mill properties, which are unique in size and potential. The members agreed to split the definition of short term/vacation rentals, identifying short term rentals as only in the CC Zone and vacation rentals as only in the R2 Zone.

The members continued with a page-by-page discussion of Article 8, Supplemental Uses, eliminating outdated references, and editing language and definitions.

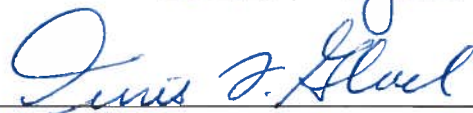
There was a brief discussion of growth allocation as related to the Museum's master plan. Commissioner Boos suggested that the Commissioners write a letter to the Museum requesting a presentation of their complete master plan to the Planning Commission and have Commissioners determine if the zoning code needed to be revised in light of their plans.

The members then took public comment, after which they agreed to end their review with a discussion of the Museum regulations on Page 6, and scheduled a continuation of the review for Tuesday, January 15<sup>th</sup> at 1:30 p.m.

**Adjournment**

Member Parlett made a motion to adjourn, which was seconded by Member Knapp. The motion passed on a voice vote of 3-0 in favor at 3:36 p.m.

Minutes approved by a 4-0 vote in favor on 24<sup>th</sup> day of Jan, 2019



Dennis Glackin, Chairman