

St. Michaels Planning Commission
Thursday, February 28, 2019
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 Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland. Also present were Commission members Paulette Florio, Carol Parlett, and Jeff Knapp, Town Manager Jean Weisman, Zoning Officer Kymberly Kudla, and members of the public. Member Helen Levin was absent.

2. Approval of Minutes

Chairman Glackin said the first order of business was approval of minutes for four prior meetings of the Planning Commission. He called for comments or changes to the minutes for January 24, 2019. As there were no changes, Chairman Glackin called for a motion to approve the minutes for January 24th as presented. Member Florio made the motion, which was seconded by Member Knapp, and which passed on a voice vote of 4-0 in favor. Chairman Glackin next called for comments or changes to the draft minutes of the February 5, 2019 Zoning Re-write Workshop. There was one attendance change. Member Knapp made the motion to approve the minutes as corrected. Member Glackin seconded it and the motion passed on a voice vote of 4-0 in favor. Chairman Glackin said the next set of draft minutes was for the February 16, 2019 Public Forum on the Zoning Code Re-write. There were no corrections. Member Florio made the motion to approve the minutes as presented. Member Parlett seconded it, and the motion passed on a voice vote of 4-0 in favor. Draft minutes for the February 19th Zoning Code Re-write Workshop were presented for comments or changes. Member Florio made a motion to approve the minutes, with spelling corrections. Member Parlett seconded it, and the motion passed on a voice vote of 4-0 in favor.

3. Sustainable Communities – Review and Update

Those present for this discussion also included Town Commissioner Michael Bibb, CBMM President Kristin Greenaway, Historic District Commission member James Fulton, and Housing Authority Director Don Bibb.

Chairman Glackin called upon Zoning Officer Kymberly Kudla, who opened the discussion referencing the draft documents from the last review as provided by the Sustainable Communities staff. The members began a review of the strengths and weaknesses of the Town, and discussed the impending sea level rise, and poor drainage of lower lying properties due to a rising water table. The members suggested that access to grant funding would help defray the cost to homeowners of addressing these problems. The members added Hollis Park as an enhanced park space once the Town Office is moved to Fremont Street, and Mrs. Weisman noted the planned extension of the Nature Trail as an improvement since the last update. The members reviewed the section on the economic condition of the Town, agreeing that the economy and tourism are healthy, and the Town is walk-able and has become a year-round destination. It was generally agreed that promoting Fremont Street as a civic/community service corridor was a good idea. Conversely, the members agreed the Town lacks a walk-able grocery store,

commercial rents are too high, there is ongoing retail turnover, and while the Town now has visitors year round, attendance is somewhat weather-dependent..

The members also discussed wireless connectivity, internet service, public transportation, parking, sidewalks, and signage at crosswalks. Don Bibb provided updated information on affordable housing and costs, noting that small developments in municipalities are a financial challenge, with ever increasing costs for energy, land, development and fees.

After some discussion of strategies, it was agreed that a study should be done to determine whether the Historic District in St. Michaels could be expanded. Mrs. Weisman noted that progress had been made on wayfaring signage in that an RFP was out for the creation of uniform wayfaring and directional signage for the Town.

Chairman Glackin said the next meeting would include review of the other two sections and any necessary changes to the map, and the members agreed to set the next meeting for March 28th at 6:00 p.m. Chairman Glackin also noted that the next Zoning Re-write meetings were March 5th and March 19th.

3. Adjournment

The meeting was adjourned at 8:15 p.m.

Minutes approved by a 4-0 vote in favor on the 28th day of March, 2019



Dennis Glackin, Chairman