

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

Present: Planning Commission Chairman Dennis Glackin, and members, Paulette Florio, and Jeff Knapp, Commissioners William Boos and Michael Bibb, Zoning Officer Kymberly Kudla, Zoning Consultant Peter Johnston, and one member of the public. Planning Commission members Carol Parlett and Helen Levin were absent.

1. Call to Order:

Chairman Glackin called the zoning re-write workshop 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. Chairman Glackin took comments from Dennis (Barney) Kastel of 609 S. Talbot Street because Mr. Kastel said he could not stay to the end of the meeting when public comments were usually taken. Mr. Kastel stated that the zoning restrictions in the HR Zone were prohibitive and counter to the reason for creating the zone, which was to encourage rehabilitation of the Mill site and promote new business. He said he therefore objected to the winery receiving a violation. Member Florio said she would call Mr. Kastel to discuss his complaint.

II. Zoning Re-write (Con't)

Consultant Peter Johnston said he had drafted proposed changes to Section 340-77, "alcohol production," which he felt was too broad a category. Mr. Johnston suggestion was to use "micro-producers," defining them, relating them to their licenses, and directing them to Chapter 250 (events). After some discussion, there was consensus to remove the restriction against selling product produced off-site.

The members then discussed off-street parking of heavy trucks, trailers and other large vehicles in St. Michaels. Chairman Glackin said he liked the second of Mr. Johnston's two suggestions for dealing with the issue, particularly restricting parking of such vehicles in the R1, R2, and R3 Zones except under certain conditions. Chairman Glackin said the conditions are that a limited number of vehicles, 30 feet or less, be parked in a garage, or in a rear or side yard. Mr. Johnston suggested for all other parking problems related to large vehicles, including boats, that a permit process should be followed. After some additional discussion, Chairman Glackin said this matter was not yet fully vetted and, in the interests of time, determined that it should be taken up again at another workshop session.

Chairman Glackin said the next section for review was the Gateway Commercial Zone, which includes the gas station property and other rather deep lots. The members agreed on having setbacks of twenty feet, utility easements, storm water, access drives to rear parking, street trees, and frontal and perimeter landscaping. Mr. Johnston said he would re-write this section and eliminate landscaping issues that were dealt with in other sections.

The members moved on to the section on outdoor storage. Member Florio raised the issue of storage of spoiled discharge from production outdoors and odors in the air permeating the neighborhood, particularly from the distillery and winery businesses. Member Florio said a number of her neighbors have complained about the odors and have contacted the health department. The members agreed the issue needed to be addressed and is a problem when residential and manufacturing business co-habit an

area. Mr. Johnston said the issue of odors could be addressed in the site plan review process for new manufacturing businesses, but existing odor problems may be the purview of the county Health Department. He added that if the Health Department determined that the odor was not a hazard, it would fall back on the Town to deal with, perhaps under the nuisance regulations. The members agreed that language on odors in general throughout the Town should be added somewhere in the Code. Chairman Glackin recapped that there was one outstanding issue from that section to be dealt with in a future workshop – commercial vehicles and recreational vehicles.

The members then discussed the section on B&B Inns. Members Knapp and Florio said they would poll the approximately half dozen B&B's on their zoning needs. Member Knapp said he thought B&B's were an asset to the Town and their feedback was important. Mr. Johnston raised the issue of internet advertised short-term rentals, noting a study which found that there are 44 advertised short-term rentals in the St. Michaels area. Member Florio said there was a need for less expensive places to stay, or tourists with more modest incomes would go elsewhere. Commissioner Bibb said better state regulation of such operations was in process, but enforcement was a challenge, even with licensing.

Chairman Glackin opened a discussion of Article 9. The members discussed non-conforming lots, structure height for buildings, including accessory structures, and lot coverage/impervious surfaces. The members deleted reference to lot coverage as a term, changing it to "building coverage." The members then discussed double frontage/corner lots in relation to site-line provisions. The members had received a letter from a resident on a corner lot with a specific site-line issue, which was preventing her from installing a privacy fence. Chairman Glackin asked Zoning Officer Kudla to respond to the resident's letter.

Chairman Glackin closed the workshop and invited comments or questions from the public. In response to a question about workshop agendas from Mrs. Wald of Grace Street, Chairman Glackin said the meeting times and dates are published, but agendas are difficult because some topics take more or less time for discussion, thus making the agendas inaccurate. He noted that the next workshop would certainly include a continuation of the Article 9 discussion. The members also had a discussion with the owner of the Hambleton Inn concerning accessory uses of B&B's.

Chairman Glackin asked Mr. Johnston to prepare a revised draft Article 8 section for posting on the web prior to the next workshop, and the members discussed their schedule of meetings for April and May, and noted that the next meeting was an evening meeting at 6:00 p.m.

3. Adjournment

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

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



Dennis Glackin, Chairman