

St. Michaels Planning Commission Workshop
St. Michaels Town Office
300 Mill Street
March 5, 2019
1:30 P.M.

Present: Planning Commission Chairman Dennis Glackin, and members Carol Parlett, Paulette Florio, and Jeff Knapp, Commissioners Joyce Harrod and Michael Bibb, Zoning Officer Kymberly Kudla, Town Manager Jean Weisman, Zoning Consultant Peter Johnston, and approximately eight members of the public. Member Helen Levin was absent.

1. 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.

2. Approval of Minutes

Chairman Glackin called for comment or changes to the draft minutes for the January 12, 2019 meeting. There were no comments. Member Paulette Florio made a motion to approve the minutes as presented. Member Carol Parlett seconded it, and the motion passed on a vote of 4-0 in favor.

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

Chairman Glackin said he would invite public comment at the end of the meeting, and began the review on Page 24. The members eliminated unnecessary references and other redundancies with advice from Peter Johnston. A review of the section on gas stations prompted the members to add language throughout the Code that storm water management facilities should count toward required landscaping. Under the section relating to breweries, wineries, and distilleries, the members added language that all alcohol production facilities must have the appropriate state licenses, and be subject to Chapter 250 of the Town's Code. On the matter of non-production operations, such as "tasting rooms", the members agreed such operations needed to be brought into zoning compliance with the original intent of the HRZ zone, and suggested that the zoning office issue violation letters and meet with property owners.

The members continued their review with a discussion of changes to residential off-street parking requirements and restrictions. The members agreed that the size of parked vehicles needed to be addressed separately across all zones. The members next reviewed a new section - Temporary retail and service uses - (such as pop-up stores, food trucks on private property or in private parking lots). After an extensive discussion, the members decided not to add the new section or change the existing rules. In addition, the members made no significant changes to the section on the RG Zone, which governs the properties at either end of the Town.

Chairman Glackin said that, in his opinion, the next section – development standards for the HRZ Zone – needed some reorganization and not necessarily significant changes to the standards. Mrs. Weisman said that over time, the initial regulations for the HRZ (Mill property) have been relaxed so that now, the property appears to be thriving. Upon review, the members agreed that the zone should be treated as any other base zone and much of the special approvals could be simplified or addressed in other sections.

Member Jeff Knapp opened a discussion of the power station property at the end of Grace Street, which did include a building being used by a contractor as storage. Mr. Knapp said that the property is polluted and can have no other current or future use. Member Knapp said he saw no reason to keep a special section for the property if there would never be a change of use.

Chairman Glackin then stopped the review and called for public comment. Douglas Rollow of Water Street warned against too much discretion in the Code. Mr. Rollow said he foresaw disputes among neighbors which would then involve adjudication by the Town. Roy Myers of E. Chestnut Street presented his report on sea level rise and nuisance flooding and highlighted the issues that he thought may require changes in the zoning code, such as an adjustment of the 35-foot building height restriction to offset a two-foot sea level rise by 2050. Mr. Myers also suggested looking at allowing infill projects for homes or businesses on the water, and cited the Victoriana Inn as an example. Mr. Myers provided copies of his report for the review by the Planning Commission and workshop members.

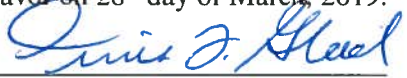
Chairman Glackin said the members should have received four sections of the code from Peter Johnston that included comments from the last meeting, and suggested that the members incorporate Mr. Johnston's section as presented, and submit any additional comments as soon as possible. Chairman Glackin and the members also set future meetings. The members agreed to April 9th at 6:00 p.m. and April 23rd at 1:30 p.m. and set May meetings on the 7th at 6:00 p.m. and the 21st at 1:30 p.m.

Peter Johnston suggested that the section relating to the Critical Area Commission be sent to their staff for initial review and input. Mrs. Weisman said that could be done. Mr. Johnston said he would also send the appropriate sections to the Historic District Commission and to the Board of Appeals.

4. Adjournment

Member Parlett made the motion to adjourn, which was seconded by Member Knapp. The motion passed on a voice vote of 4-0 in favor at 3:40 p.m.

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



Dennis Glackin, Chair