

St. Michaels Planning Commission Workshop  
St. Michaels Town Office  
300 Mill Street

May 14, 2019  
1:30 P.M.

**Present:** Planning Commission Chairman Dennis Glackin, Vice Chairman Jefferson Knapp, and members, Carol Parlett, Paulette Florio, and Helen Levin, Town Manager Jean Weisman, Zoning Officer Kymberly Kudla, and Zoning Consultant Peter Johnston

**I. 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.

**II. Zoning Re-write (Con't)**

Chairman Glackin said this workshop would continue review of Article 14, off-street parking, beginning at the bottom of page two. The members discussed off-street parking requirements for the expansion of a building, concluding that the building owner would only be responsible for additional parking for the square footage of the addition, and not the total square footage. Mr. Johnston said he would draft language to include the change in this section and references in other sections. The members also discussed a minimum parking requirement for businesses where parking is not critical for staff or clientele, and eliminated parking redundancies. The members talked about the museum's planned 25,000 square foot expansion and what the additional parking should be. The members concluded they needed more specific information from the museum on the total footprint, including existing and new buildings, in order to fairly calculate the parking requirement.

The members also looked parking at the police station, the elementary, middle and high schools, and other mixed use/retail operations, and agreed on a square footage calculation, rather than an employee calculation. Such operations would have a standard requirement of one space per 400 square feet. For restaurants, the members agreed on a standard of one per 250 square feet, and made fast food restaurants a separate category, with a one space per 100 square feet requirement.

The members consolidated and clarified descriptions for B&B's, hotel/motel/conference centers and applied the same parking requirement as for restaurants – one space per 250 square feet. The members agreed that one parking space for each bedroom was appropriate for short term rentals. For business and professional offices, and office parks, the members agreed on a standard one space per 400 square feet requirement, but for medical, dental and health services, the requirement was one space per 250 square feet.

The members specifically discussed parking spaces for a gas station with its multiple uses - filling station, food service, car wash, and retail space. The members agreed to adhere to a space/square footage standard of one space per 175 square feet of structure. The members included specific provisions that a car wash does not require a parking space and that the gas pump spaces count toward total parking at one space per pump. Mr. Johnston said he would draft language as discussed and suggested that he could also create a parking graphic for this section.

The members changed the parking for commercial warehouse type space to the square footage based calculation requiring one parking space per 5000 square feet, and briefly discussed appropriate references to other sections to accompany the changes.

Chairman Glackin then called for an end to the meeting, and suggested that the next meeting continue with Section 148. The members briefly discussed how to respond to a letter from Mrs. Manning of the Hambleton Inn, Cherry Street, who was requesting to correct a property matter that appeared to require a map change. Staff was directed to draft an appropriate letter in response. The members also confirmed times and dates for their future workshops and regular meetings through July, 2019.

### **III. Adjournment**

The meeting was adjourned at 3:30 p.m.

Minutes approved by a 3:0 vote in favor on 27th day of June, 2019

  
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Jefferson Knapp, Chairman