

MINUTES

COSM

Commissioners

**COSM Special Work Session and Public Hearing
Wednesday, September 27, 2017, 6:00 pm - 8:00 pm
Edgar M. Bosley Jr. Municipal Admin. Building
300 Mill Street, St. Michaels, MD**

- I.

Call to Order

- Present were Commissioners Bill Boos, Roy Myers, Jaime Windon, Joyce Harrod and Mike Bibb, Town Manager Jean Weisman, Zoning Officer Sarah Abel, Town Attorney Patrick Thomas, Legislative Clerk Suzanna Warnick, and several members of the public.

President Boos called to order the Legislative Meeting of the Commissioners of St. Michaels in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland.

- II.

Pledge of Allegiance

- III.

Items for Discussion

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Public Hearing and Possible Vote - Resolution 2017-03

- President Boos opened the public hearing on Resolution 2017-03 a resolution for annexation of property, and called upon Mrs. Warnick, who read the resolution and exhibits into the record as follows:

RESOLUTION 2017-03, AN ANNEXATION RESOLUTION PURSUANT TO SECTION 4-401, ET SEQ. OF THE LOCAL GOVERNMENT ARTICLE OF THE MARYLAND ANNOTATED CODE FOR THE PURPOSE OF ANNEXING NINE PARCELS OF REAL PROPERTY CONSISTING OF 2.692 ACRES OF LAND, MORE OR LESS, LOCATED IN THE SECOND ELECTION DISTRICT OF TALBOT COUNTY, MARYLAND, ALONG THE WESTERN BOUNDARY OF THE TOWN, AND BEING MORE PARTICULARLY DESCRIBED HEREIN IN THE RESOLUTION; PROVIDING FOR THE TERMS OF SUCH ANNEXATION IN THE ANNEXATION PLAN AND AGREEMENT; AMENDING THE CHARTER OF THE TOWN OF ST. MICHAELS FOR THE PURPOSE OF INCLUDING THE ANNEXED PROPERTIES WITHIN THE LEGAL DESCRIPTIONS AND PLATS DEPICTING THE CORPORATE LIMITS OF THE TOWN OF ST. MICHAELS; AND GENERALLY RELATING TO THE ANNEXATION OF THE FOREGOING PROPERTIES TO THE TOWN OF ST. MICHAELS

Exhibit List:

A. Petition for Annexation from Habitat for Humanity Choptank, Inc., dated October 13, 2015

and Petition for Annexation from Talbot County and Robert Pendelton, L. Whitehead and BAF Realty LLC dated July 20, 2017

and July 21, 2017

B. Annexation plat prepared by Rauch Inc. sealed on July 28, 2017

C. Metes and Bounds description prepared by Rauch Inc., dated July 28, 2017

D. Annexation Plan with regard to the annexation properties, dated August 11, 2017

E. Certification of publication in the Star Democrat on September 5th and September 12, 2017

F. Maryland Department of Assessment and Taxation records of the nine subject annexation properties.

G. Written response on the annexation plan from the Maryland Department of Planning, dated September 6, 2017

H. Approved and executed County Council of Talbot County, Maryland Resolution 248 eligible for a vote on September 26, 2017

I. Draft meeting minutes from the St Michaels Planning Commissioner held on July 26, 2017 regarding the recommendation of an R1 zoning status for the annexation properties, and

J. Written testimony regarding the annexation received from Sara and Myron Walker, Jane and Francis and Hopkinson, and Beverly and Laurence Pratt

President Boos then asked for two Commissioners to bring Resolution 2017-03 forward for a public hearing. Commissioners Myers and Bibb brought the resolution forward. President Boos then called for comment from the Commissioners. Commissioner Harrod had suggestions for some grammatical clarifications. President Boos called upon Attorney Patrick Thomas, who provided an overview of the annexation and the process for the public. Wayne Suggs of Habitat Choptank said he was positive about the annexation moving forward, but asked why the Commissioners were not voting on the annexation at this meeting. President Boos explained that the delay was due to having to follow the required legislative process for an annexation resolution. Commissioner Myers said that without any objections, the Commissioners would probably calendar the annexation for the next legislative meeting. Attorney Thomas explained the legislative process for annexation or charter resolutions must follow clear procedures for Steve Clineberg, an out-of-town resident. Mr. Clineberg said he favored the annexation and supported the work of Habitat Choptank. In order to accommodate Habitat Choptank's construction schedule, the Commissioners agreed to expedite the regulatory process by getting the agreement signed by all parties as soon as possible and to schedule a vote on the resolution for the October 4th Commissioners'

meeting. After some additional discussion, President Boos closed the public hearing on Resolution 2017-03.

- IV.

Comments from the Commissioners

- There were no additional comments.
- V.

Announcement of Future Meetings

- The Commissioners made some adjustments and additions to their meetings in October 2017, and set a discussion of the hazard mitigation plan with the County for the November 8, 2017 Commissioners' meeting. It was noted that the Town offices would be closed on Monday, October 9th for Columbus Day and that the Commissioners' October 11, 2017 meeting would be held at the St. Michaels Library building on Fremont Street.

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- VI.

Adjournment

- The meeting was adjourned at 6:30 p.m.