

St. Michaels Planning Commission
Thursday, March 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 Herman was absent.

2. Approval of Minutes

Chairman Glackin said the first order of business was approval of minutes. He called for comments or changes to the minutes for February 28, 2019 regular meeting. As there were no changes, Chairman Glackin called for a motion to approve the minutes for February 28th 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 March 5, 2019 Zoning Re-write Workshop. There were no changes. Member Florio made the motion to approve the minutes as presented. Member Knapp 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 March 29, 2019 Zoning Code Re-write workshop. Chairman Glackin changed the last paragraph, and an attendance correction was noted. Member Florio made the motion to approve the minutes as corrected. Member Parlett seconded it, and the motion passed on a voice vote of 4-0 in favor.

3. Sustainable Communities – Review and Update

Chairman Glackin opened the continued review of the Sustainable Communities update. Zoning Officer Kymberly Kudla led the discussion, beginning with the quality of life section. Ms. Kudla noted per the last meeting, there was consensus that St. Michaels met all the necessities for quality of life within the Town and in the immediate surrounding area. Participant Carolina Barksdale noted that the Community Center does have after-school programs, which should be noted in the update. Participant Jim Fulton said the school also has after-school programs for disadvantaged children. Town Manager Jean Weisman added the new YMCA Community Pool and Senior Center will open sometime this spring. In terms of weaknesses, Member Fulton and Commissioner Michael Bibb noted that the Boy Scout Cabin, Town office, and Police Station are in need of upgrades and should be included as negatively affecting quality of life, along with traffic, inadequate parking during events, and the loss of a walk-able bank, grocery, and a Laundromat. Conversely, Member Parlett said that the Nature Trail had a very positive effect on quality of life in St. Michaels. The participants also agreed that the planned improvements to Back Creek Park would improve quality of life. Mrs. Weisman added that the Town had plenty of cultural assets, civic amenities, an active faith community, health facilities, and a number of parks, but that economic household health could be considered a weakness due to lack of parity. Participant Carolina Barksdale suggested that the extension of the Nature Trail should be listed as an outcome/solution, along with expanded internet access.

The participants continued their review with the land use section, noting that the Comprehensive Plan was completed in 2015 and the Historic District guidelines were in the process of being revised. Mrs. Weisman added that property assessments continue to rebound but noted that St. Michaels as a town is built out and there will be limited growth going forward. Mrs. Weisman said environmental and regulatory constraints are also an issue since regulatory bodies require compliance with State Law but provide no financial assistance to meet requirements.

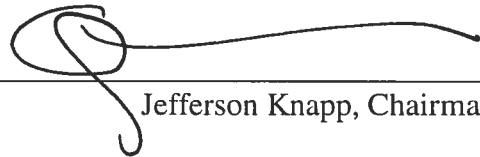
The participants then discussed the boundaries or areas of the Town that should be included in the update, such as the Historic District and the Nature Trail. Chairman Glackin suggested eliminating the gas station property, as it would not qualify for grants anyway.

Ms. Kudla said she would contact the Sustainable Communities group to determine whether changing the boundaries from the last review was recommended. Ms. Kudla and Mrs. Weisman also agreed to fill out the sections of the application for which they had expertise and return the draft to the Planning Commission for their next review.

4. Adjournment

As there were no additional comments, the meeting was adjourned at 7:06 p.m.

Minutes approved by a 3-0 vote in favor on the 6th day of September 2019



Jefferson Knapp, Chairman