

St. Michaels Planning Commission Workshop
St. Michaels Town Office
300 Mill Street
April 23, 2019
1:30 p.m.

Present: Planning Commission Chairman Dennis Glackin, and members Paulette Florio and Jeff Knapp, Commissioners Joyce Harrod and Bill Boos, Town Manager Jean Weisman, Zoning Officer Kymberly Kudla, Zoning Consultant Peter Johnston. Planning Commission members Carol Parlett and Helen Herman 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.

II. Zoning Re-write (Cont.)

Chairman Glackin opened the discussion of the April 15th revisions to Article 9 of the Code put together by Peter Johnston, zoning consultant. Mr. Johnston said that at the last workshop, the members agreed to delete the table for obstructions or encroachments into yards and replaced it with a sub-section 340.96B delineating allowed obstructions and encroachments. The members added chimneys to the list of allowable encroachments and made changes and deletions relating to building height and other elevations. The members also allowed a three-foot adjustment to the building height requirement to account for flooding with a 38-foot limit, deleted a height exception for parapet walls, and limited the allowable height on chimneys and steeples. Mr. Johnston said he had added back in a height restriction for accessory structures. Chairman Glackin asked the members to make sure they were comfortable with the changes reducing minimum lot size.

Mr. Johnston invited members' thoughts on density and size for single and multi-family dwellings in the R2 and R3 zones. The members also clarified dwelling definitions. The members continued to make changes, deletions and additions to streamline the regulations and accompanying tables.

Chairman Glackin invited public comment. Ann Borders of Cherry Street had a question about lot sizes and subdivision. Karen Wald of Grace Street complained about being unaware of meeting times. The members responded that the meeting times had been posted on the website and in the Post Office for some time and that splitting the two-per-month zoning workshops into 1:30 p.m. and 6:00 p.m. times was an effort to address residents' who were not able to attend daytime meetings. Ms. Borders said re-write information on the web was confusing and cited the example of the combination of B&B's and B&B Inns.

Mrs. Weisman said staff would try to ensure the most current re-write versions were posted in a timely manner on the website.

The members then proceeded to discuss revisions to off-street parking regulations.

The members agreed to review Mr. Johnston's HR changes, general signage for Mill businesses, and site lighting at the next workshop.

III. Adjournment

The meeting was adjourned at 3:40 p.m.

Minutes approved by a 2-0 vote in favor on the 6th day of September 2019



Jefferson Knapp, Chairman