

St. Michaels Planning Commission Workshop  
St. Michaels Town Office  
300 Mill Street  
April 9, 2019  
6:00 P.M.

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

**1. Call to Order:**

Chairman Glackin called the zoning re-write workshop to order at 6:00 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 said that Consultant Peter Johnston had sent out some clean-up items on micro-producers from the last meeting, and then the members looked at some suggestions submitted by Kristin Greenaway of the Chesapeake Bay Maritime Museum regarding the museum's request for retail food service. Member Knapp said Ms. Greenaway had made some very practical adjustments to her original plans and he supported her changes. The member's fashioned language allowing pre-packaged or catered food, but not food prepared on site. The members agreed that it is common and appropriate for a museum to have some sort of food service for its visitors.

Zoning Officer Kudla next provided marked up copies of the HR Zone section for discussion. Mr. Johnston said this zone started as an overlay zone and has morphed into a mapped district, Mr. Johnston said that since it is established, it should have regulations and permitted uses like any other zone. The members discussed permitted uses, changes of use, parking and signage, and focused particularly on those businesses inside the Mill property vs. those on the Talbot Street side. The members specifically discussed master signage for the individual Mill buildings, Mr. Johnston said he would draft some language that would appear in the signage section of Code and referenced in this HR Zone section as well.

Mrs. Weisman and the members discussed additional language for the micro-producers section related to on-site production. Mr. Johnston suggested meeting with the owners of the winery, brewery and distillery to discuss retail space limitations, growth factors, and on-site production requirement.

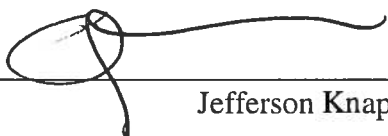
Chairman Glackin opened the discussion of Article 9 beginning on Page 5 dealing with setbacks and definitions, encroachments into setbacks and exceptions. Mr. Johnston and the members continued to eliminate redundant or outdated language, clarify definitions, and consolidate related topics.

Chairman Glackin brought the discussion to a close and noted that Peter Johnston would revise the setback section in Article 9 and revise parking for the next re-write workshop. Chairman Glackin said the next workshop would be Tuesday, April 23rd at 1:30 p.m.

**III. Adjournment**

The meeting was adjourned at 8:34 p.m.

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

  
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Jefferson Knapp, Chairman