

St. Michaels Planning Commission Workshop
St. Michaels Town Office
300 Mill Street
May 21, 2019
1:30 P.M.

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

1. Call to Order:

Vice Chairman Knapp 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)

Vice Chairman Knapp said this workshop would begin with the review of Chapter 340-148 Shared Parking. Consultant Peter Johnston said the concept of shared parking was added to this section on off-street parking to help manage parking in general, and to give property owners more flexibility to meet parking requirements. Mr. Johnston said he had also provided a table for calculating capacity under the shared parking concept.

Dennis Glackin said he would like to see residential properties included in the shared parking, citing as an example a building with retail downstairs and apartment's upstairs sharing parking based on hours of use. Commissioner Glackin also suggested having consistent terms in the text and in charts and tables throughout, including measurements.

The members also discussed registered vs. unregistered vehicles, added a referral to the section prohibiting parking of unregistered vehicles in the front yard setback or in the front yard of a property, and added a provision allowing seasonal (six months) parking of boats in the front of a property.

The members looked at regulations for parking spaces, parking lot construction, bicycle racks, and stacking spaces, and attempted to add flexibility by giving the Planning Commission discretion to adjudicate unusual or hardship circumstances.

Commissioner Glackin said he wanted to revisit the section on museum parking, page 7, noting that he believed the parking calculation needed to be adjusted. The members agreed to change the requirement to one space per 300 sq. ft. of gross floor area.

Mr. Johnston said the next meeting would be a review of the section on signage. Mr. Johnston asked for direction on signage in the HR zone vs. what is allowed in the CC Zone. Mrs. Weisman suggested that the discussion of signage should include the property owners in the HR Zone, and said she would invite them to attend the next meeting, which was June 11th at

1:30 p.m. The members agreed. Mr. Johnston said he would also send members the draft chapter on landscaping and lighting. At the request of Mr. Glackin, Mr. Johnston and Mrs. Weisman agreed to supply some sample graphics for signage.

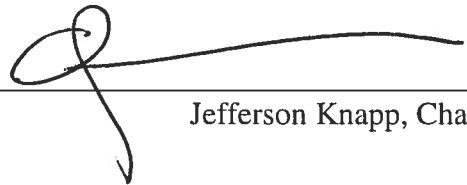
III. Nomination - Chairman

Member Parlett made a motion to nominate Vice Chairman Jefferson Knapp as the new Chairman of the Planning Commission, replacing Dennis Glackin, Member Paulette Florio seconded it, and the motion passed on a unanimous voice vote of 3-0 in favor. The members agreed to take nominations for a replacement Vice Chairman at the next Planning Commission meeting.

III. Adjournment

The meeting was adjourned at 3:10 p.m.

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



Jefferson Knapp, Chairman