

**St. Michaels Planning Commission**  
**Thursday, May 23, 2019**  
**Regular Meeting - 6 pm**

**1. Call to Order**

Chairman Jeff Knapp 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, Helen Herman, Town Manager Jean Weisman, Zoning Officer Kymberly Kudla, and members of the public.

**2. Approval of Minutes**

Chairman Knapp said that review of past minutes would be postponed to the next meeting.

**3. Gina's Café, 601 S. Talbot**

-Historic Redevelopment Zone Lot Coverage determination to place a 10' x 12' gazebo within the side yard at 601 S. Talbot Street

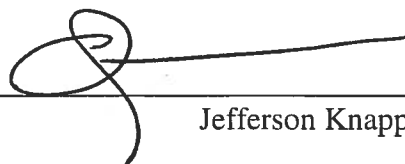
Gina Parchman, applicant and owner of Gina's Café, said she was requesting permission to place a temporary gazebo in her side yard at 601 S. Talbot Street. Ms. Parchman said she wanted to provide some protection from the rain for customers wanting to eat outside during the high tourist season and that the gazebo would then be taken down during the off-season. Ms. Parchman said she would actually like to put up two 10' x 12' gazebos to cover her entire patio. Ms. Parchman said all other options she had investigated were either too expensive or not workable, such as a retractable awning or a more permanent enclosure similar to the one added to the Galley Restaurant. Ms. Parchman said she would make it look attractive and would check into installing a sidewall on the Talbot Street side to protect diners against wind and rain squalls. At the suggestion of members, Ms. Parchman said she would look into one larger gazebo rather than two smaller ones. Chairman Knapp said the larger gazebo would bring lot coverage to approximately 54 percent, with 60 percent being the limit. Members Knapp and Florio said they were comfortable with that lot coverage, and Member Levin said she was even ok with the maximum 60 percent coverage. Member Levin then asked what square footage that represented. Chairman Knapp calculated it at 270 square feet. Ms. Parchman agreed to shop around for a larger gazebo.

Member Levin made a motion to approve the request for additional lot coverage up to 60 percent and in an amount not to exceed 270 square feet for any additional temporary structures. Ms. Levin continued that should the applicant decide on a more permanent structure, the applicant will need to go through the site plan review process. Member Florio seconded it, and the motion passed on a voice vote of 3-0 in favor. Ms. Kudla apprised Ms. Parchman that the structure would require a building permit for a fee of \$35.00, but that she recommended settling on the dimensions prior to filling out the permit application.

**4. Adjournment**

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

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



Jefferson Knapp, Chairman