

St. Michaels Planning Commission
Thursday, June 27, 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 Carol Parlett, Chris Thomas, and Helen Herman, Zoning Officer Kymberly Kudla, and several members of the public. Member Paulette Florio was not in attendance.

2. Approval of Minutes

Chairman Knapp said the Commission had a quorum for the review and approval of minutes from May 14, 2019. There were no corrections. Member Parlett made a motion to accept the minutes as written. Member Levin seconded it, and the motion passed on a vote of 4-0 in favor. Minutes for the June 11th workshop also had a quorum. Chairman Knapp made corrections to the Call to Order section. Member Parlett made a motion to accept the minutes for June 11th workshop with corrections. Member Levin seconded it, and the motion passed on a vote of 4-0 in favor.

3. Appointment of Vice Chairman

Chairman Knapp called for nominations for Vice Chairman of the Planning Commission. Member Parlett nominated Helen Levin for Vice Chairman. Member Chris Thomas seconded the nomination. The members then voted 4-0 in favor of Helen Levin as Vice President.

4. Chesapeake Bay Maritime Museum (CBMM) – Preliminary Site Plan Review for the Museum’s Exhibition & Library Building

Chairman Knapp said that there had recently been a Technical Advisory Committee (TAC) Meeting regarding this project, and called upon Brett Ewing of Lane Engineering, representing the Maritime Museum, to provide highlights of the TAC meeting and site plan details. Mr. Ewing said the project consists of a new exhibition/library building and includes new on-site stormwater management and improvements to the on-site hardscaping. Mr. Ewing said the project had received sketch plan approval in October 2018 from the Planning Commission, and a variance from the Board of Appeals in December 2018 for three improvements within the 25-foot buffer management area. – stormwater management, extended walkways and a retaining wall for the stormwater feature. Mr. Ewing said the only change from the sketch plan to the site plan was that the exhibition building had been redesigned as a one-story building instead of the original two-story plan. Mr. Ewing reviewed the building changes, lot coverage per the Town Code compared with Critical Area requirements, parking, elements of the stormwater feature and plantings. He also presented and addressed the comments from the Critical Area Commission review. In conclusion, Mr. Ewing said the project was well in compliance with all requirements, and there was even a surplus of parking due to the reduction of the building to a single story. Mr. Ewing talked briefly about architecture and then turned the presentation over to Pete Leshner, who provided slides of the architectural features and history of the museum. Mr. Leshner said the museum is not trying to re-create what was there but to be compatible with the historical

architecture. Mr. Lesher said the only modern addition was trying to provide as much open space as possible, which was not typical of the area's industrial past. Member Parlett commented that the design looked stunning and thanked Mr. Lesher for his presentation. Chairman Knapp said the project was impressive. Mr. Ewing pointed out the additional parking on the plan that he had mentioned earlier. He also presented an exhibit showing the lot coverage. Responding to a question from Member Parlett, Mr. Ewing explained that he anticipated no issues with the permits required at the state and federal level, but that they do sometimes take months to process. Kristin Greenaway, President of the Museum, addressed the timetable for the project, noting that work would begin in late 2021 and take a least a year.

Member Levin asked about signage and lighting. Mr. Ewing said no additional signage beyond what the museum had already, and that lighting would comply with Town standards. Ms. Greenaway added that the museum would be incorporating "down-lighting" to reduce light pollution.

As there were no comments from the public, Chairman Knapp called for discussion. The members favored approval with conditions. Chairman Knapp made a motion to approve the Preliminary Site Plan with conditions, which included receipt of a lighting plan, addressing comments from Rauch Engineering and the Critical Area Commission report, and contingent upon receipt of permits from MDE and the Army Corps of Engineers. Member Carol Parlett seconded it, and the motion passed on a voice vote of 4-0 in favor.

5. 105 Cherry Street, Ann Borders, owner – Pre-application review of potential 2-lot subdivision

Ms. Borders said she was coming before the Planning Commission to get an idea of her options and whether a 2-lot subdivision of her property was feasible and worth pursuing. Ms. Borders said she had supplied the members with two proposals and some very preliminary lot plans. Ms. Borders said that the parcel was originally 2 lots back in the early 1900's. Ms. Borders said the second lot would create an infill lot, which is consistent with the Comprehensive Plan and noted that infill lots in St. Michaels and very few, especially on the east side. Ms. Borders said she preferred the front lot to be larger, rather than splitting the property exactly in half, to maintain the setbacks and the look of the property. The smaller lot would be smaller but buildable as an infill lot.

Chairman Knapp said that the 2 lots meet all the lot criteria except depth for the smaller lot. Chairman Knapp said he favored the subdivision, because it is consistent with the Comprehensive plan and creates an infill lot, but he needed to know whether a variance was required and would a variance likely be granted.

Zoning Officer Kudla said she would approach the Board of Zoning Appeals. Member Parlett also asked Ms. Kudla to research other non-conforming lots that had received variances.

Member Parlett said she favored the project. Ms. Borders answered questions from the members. It was agreed that about an 1800 sq. ft. structure could be built and still meet all the setbacks. Ms. Kudla suggested that Ms. Borders submit a suggested change to the Zoning Code reducing the lot size requirement for consideration at the zoning re-write workshops. The other

members agreed and determined that once they had an answer from the Board of Appeals on whether a variance was needed, Ms. Borders would return to the Planning Commission.

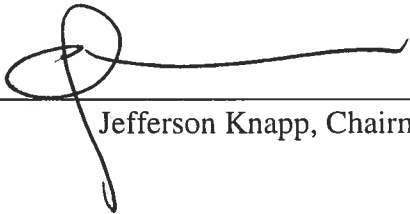
6. Matters from Commission or Staff

Chairman Knapp introduced Ordinance No. 503, a proposed text amendment to Chapter 340 of the Code, having to do with “small wireless facilities.” Zoning Officer Ms. Kudla said the Planning Commission needed to review the ordinance and make a recommendation to the Commissioners. Chairman Knapp explained the issue and the reason for the amendment to the members and answered questions, after which Member Chris Thomas made the motion to approve Ordinance No. 503 and forward it to the Commissioners. Member Levin seconded it, and the motion passed on a voice vote of 4-0 in favor.

7. Adjournment

The meeting was adjourned at 7:00 p.m.

Minutes approved by a 4-0 vote in favor on the 6th day of September 2019



Jefferson Knapp, Chairman