

St. Michaels Planning Commission Workshop
St. Michaels Town Office
300 Mill Street
July 9, 2019
1:30 P.M.

Present: Planning Commission Chairman Jefferson Knapp, and members Chris Thomas and Helen Herman, Town Manager Jean Weisman, Zoning Officer Kymberly Kudla, and Zoning Consultant Peter Johnston. Also, in attendance were members of the Maryland Critical Area Commission, Commissioners William Boos and Dennis Glackin, and members of the public.

I. Call to Order:

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. Chairman Knapp welcomed the members of the Critical Area Commission.

II. Zoning Re-write (Cont.)

Consultant Peter Johnston said he had reviewed all the members' comments and had made most of the changes suggested. Mr. Johnston said issues still outstanding were growth allocation and ensuring that the Planning Commission has the ability in the Code to grant an IDA of less than 20 acres. The Critical Area agreed with having that option in the Code. The members took a moment for introductions. Kate Charboneau introduced herself as Executive Director for the Critical Area Commission.

The members reviewed sections page by page, and Mr. Johnston said some sections had been eliminated or moved, e.g., regulating authority, administration and enforcement was moved to the Administration and Enforcement Chapter of the Code.

Town Manager Jean Weisman asked the Critical Area to clarify the regulations for shared, community and individual piers, and the number of lifts vs. slips allowed on a shared pier. Ms. Charboneau said she would provide additional clarification via email following the meeting.

The members then discussed the growth allocation process and provisions. Mr. Johnston outlined the changes he and the members had made to this section and said he had incorporated the Critical Area's suggestions as well.

The Critical Area Commission generally agreed with the modifications and reorganization proposed by Mr. Johnston. Mr. Johnston said he would send all the revised sections to the Critical Area for verification or for any adjustments they felt were necessary.

Ms. Charboneau asked if the Town had any other issues or issues with the Critical Area Program. Zoning Officer Kudla asked the Commission to clarify development in the buffer management area. Ms. Charboneau said that adding a set of standards based on the type of use/development in the buffer management area and factoring in appropriate mitigation would provide some flexibility.

Mr. Johnston also mentioned that the re-write Committee was going to consider adding administrative variances to the Code and these would include properties in the Critical Area as well. He said he would forward that language to the Commission for their review and input.

Ms. Charboneau did say they were revising language, but not provisions, in their own regulations to update them from 1985, and adding provisions/guidance for large commercial or community solar projects. Ms. Charbonneau noted that language revisions of other sections would follow. As there were no additional comments or questions, Ms. Charbonneau thanked the Planning Commission for inviting them to participate in today's re-write session. Ms. Kudla provided the Critical Area Commission with a copy of the updated Use Table, which they had requested.

Mr. Johnston said he would incorporate the changes discussed at today's meeting and noted that he was close to pulling the first draft together. Mr. Johnston said he wanted to add a chapter on design standards to precede sections such as the subdivision regulations.

Ann Borders of Cherry Street had questions about whether the updated code was going to have adjusted lot criteria, especially regarding lot depth. Mr. Johnston said that the Commission would look at the pattern of lot depths and decide whether a change in the minimum depth was reasonable or not. After a lengthy discussion, Commissioner Glackin said that making the lot depth requirement flexible might be the simplest solution. The Planning Commission members agreed, and Commissioner Glackin said the members should refer to Chapter 340-103, Article 9.

Mr. Johnston said that because infill was one of the few ways for St. Michaels to grow and expand its tax base, he was suggesting that the minimum lot depth be changed to 85 ft in the R2 and R3 Zones, and remain at 100, or 90, in the R1. All the members agreed they were comfortable with that suggestion. Mr. Johnston said he would incorporate the change into the draft, the draft would go to public hearing, and if there was an issue with the public, it could be debated at that time.

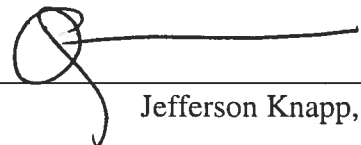
Mrs. Weisman asked if the members had given any thought to how they would present the draft to the public. Commissioner Boos said he had heard the suggestion that the draft should be presented in public hearings by topic and that made some sense to him. Mr. Johnston suggested a public information meeting, or meetings, prior to the hearings to highlight the major changes, and then set up the hearings. Mr. Johnston said some of the key categories where changes were made are permitted uses, setbacks, accessory dwelling units, B&Bs and vacation rentals, landscaping standards, and all aspects of parking.

Mr. Johnston said he would have a draft of design standards for review at the next meeting, along with comments from the Critical Area. The members also added the communications survey, and Ann Borders subdivision request to the agenda. The members agreed on August 6th and 20th at 1:30 p.m. for the next meetings.

III. Adjournment

The meeting was adjourned at 3:25 p.m.

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



Jefferson Knapp, Chairman