

St. Michaels Planning Commission Workshop  
St. Michaels Town Office  
300 Mill Street

October 2, 2019  
1:30 P.M.

**Present:** Planning Commission Chairman Jefferson Knapp and member Paulette Florio, Town Manager Jean Weisman, Zoning Officer Kymberly Kudla, and Zoning Consultant Peter Johnston. Commissioner Dennis Glackin was also present.

**1. 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.

**II. Zoning Re-write (Cont.)**

Consultant Peter Johnston referenced the updated draft documents provided to the members, which he said included the changes made to the approval process for the Growth Allocation and PR floating zone. Commissioner Glackin suggested adding “impervious coverage” on Page 2 and deleting redundant language on Page 4. Mr. Johnston referenced changes he had made to Sections 340-35, 340-58 as requested, and noted the addition of museums in the CC, R2, and RG districts to the Permitted Uses Table. Mr. Johnston also said he made the changes to the administration section as requested and added a definition of “zoning certificate” to the definitions section. After some discussion, the members determined that the side yard setback in the WD zone should be reduced from 65 feet to 40 feet, and that section 340-90 could therefore be removed.

Mr. Johnston opened a discussion of signage for the HR district, Section 340-85. Chairman Knapp said he thought the business owners were supposed to get back to the committee with their preferences, and they had not. The members agreed on a 20 sq. ft. sign per tenant, one for each frontage, plus portable sidewalk signs, and directed Mr. Johnston to redraft the section and move the revised regulations to the signage section.

Chairman Knapp opened a discussion of off-street parking, citing properties that have RV’s, trucks, and cars in the front, back and side yards. Zoning Officer Kudla said the revised Code would allow the Town to limit the number and location of vehicles on the property. The members also discussed setbacks for accessory structures on corner lots in the R1 and R2 Zones.

Mr. Johnston opened a discussion of the upcoming Planning Commission meeting on October 24<sup>th</sup>. He suggested that the Commission announce to the public the dates of the public meetings on the draft revised Code, that the full draft was available online for the public to read, and that written public comments are welcome. Mr. Johnston said he would have the full draft completed by October 16<sup>th</sup>. Mrs. Weisman said the draft availability will be announced via Constant Comment e-mail, posted on the Town’s website, in the Post Office and in the newspaper. The members also discussed dates in early November for the public meetings, including Saturday, November 9<sup>th</sup> or 23<sup>rd</sup> at 9:00 a.m. and Thursday November 14<sup>th</sup> as a possibility.

### **III. Adjournment**

The meeting was adjourned at 3:30 p.m.

Minutes approved by a 2:0 vote in favor on the 24<sup>th</sup> day of October 2019

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Jefferson Knapp, Chairman