

**St. Michaels Planning Commission**  
**Saturday, November 23, 2019**  
**Public Information Meeting for Zoning Code Re-write**  
**9:00 a.m.**

**1. Call to Order**

Chairman Jefferson Knapp called to order the Planning Commission's second public information meeting for the draft Re-write of the Zoning Code at 9:00 a.m. in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland. Also present were Commission member Carol Parlett, Zoning Officer Kymberly Kudla, Zoning Consultant Peter Johnston and six members of the public.

**2. Public Review of the Draft Zoning Code Re-write**

Consultant Peter Johnston reviewed his powerpoint presentation highlighting key changes in the draft update of the St. Michaels Zoning Code, Chapter 340. Mr. Johnston noted that a goal of the re-write was to ensure that the zoning code was consistent with the goals and objectives of the Town's Comprehensive Plan. Other goals were to adjust the code to match real-life zoning situations and provide greater flexibility for the Planning Commission and staff regarding such issues as setbacks, lot coverage, accessory dwelling units, B & B's, and parking. Mr. Johnston said the public survey sent out early in the re-write process provided valuable insight into the issues and conflicts important to residents, and specifically the issue of short-term rentals. Mr. Johnston said the re-write of the code only allows short term rentals in the CC zone, primarily as second story units, and in the Historic District, with size limitations.

Mr. Johnston and Chairman Knapp then took public comment and questions. A question from Jeff McGuiness of Perry Cabin Drive prompted Chairman Knapp to suggest that the Planning Commission review the issue of accessory structures in common areas of townhouse property, as there was currently not any direction in the draft Code concerning them.

Chairman Knapp thanked everyone for coming, and encouraged any and all comments, which he said would be considered up to and including the Commissioners' review of the draft.

**3. Adjournment**

The meeting was adjourned at 10:15 a.m.

Minutes approved by 3:0 vote in favor on 23<sup>rd</sup> day of January 2020

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Jefferson Knapp, Chairman