

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

December 17, 2019  
1:30 P.M.

**Present:** Planning Commission Chairman Jefferson Knapp and members Paulette Florio and Helen Herman, Town Manager Jean Weisman, Zoning Officer Kymberly Kudla, and Zoning Consultant Peter Johnston. Also present were Commissioners Dennis Glackin and Bill Boos, and three members of the public.

**1. Call to Order:**

Chairman Knapp called the 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. Changes to Draft Zoning Code document**

Chairman Knapp called upon resident Karen Wald of Grace Street, who noted she did not want to see more restaurants in Town because of congestion, that some restaurants are too close to residential areas and parking patrons overflow into residential areas. Chairman Knapp said the Code could not address that issue. Mrs. Weisman said that the Commissioners would have to review changes in signage to limit parking in residential areas, and the police would have to ticket violators. Consultant Peter Johnston and members also assisted Mrs. Wald in how to search documents to compare the current code to the new draft.

Chairman Knapp said that Mr. Johnston had made changes to the code section on accessory structures based on Jeff McGuinness' concerns about accessory structures on the Perry Cabin Drive townhouse property. Mr. McGuinness said he was satisfied with the changes.

Commissioner Glackin said the issue of a parking ratio for the Maritime Museum was still outstanding due to differing approaches and he was not yet comfortable with the numbers. Chairman Knapp suggested that any code changes be tabled for now.

Mr. Johnston said he sent out revisions to the members from the last workshop. He said the revisions included the suggested changes to setbacks, affordable housing, duplex units, temporary structures, building on-site parking, height restrictions, employee-sponsored housing, government recycling centers, and additions to the tables and definitions. Commissioner Glackin then conducted a page-by-page review of other clean-up changes for consistency and clarification.

Chairman Knapp said the next step was for the Planning Commission to release the draft to the Town's attorney, which would be done at the Planning Commission's meeting on Thursday, December 19, 2019. Following the attorney's review, the draft would be forwarded to the Commissioners.

Commissioner Boos said he was amazed at the work and effort put into this year-long project and commended everyone who participated. He said he would like to have members of the

Planning Commission present for the Commissioners' review of the draft to explain the changes and be available for questions. Collaborative meetings in January were discussed.

### **III. Adjournment**

Chairman Knapp adjourned the meeting at 2:30 p.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