

St. Michaels Planning Commission
Thursday, December 19, 2019
Regular Meeting - 6 pm

I. Call to Order

Chairman Jefferson 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 Paulette Florio and Helen Herman, Zoning Officer Kymberly Kudla, and two members of the public.

II. Approval of Minutes

Chairman Knapp called for review of the minutes for November 14, 2019. There were no issues or changes. Member Florio made a motion to approve the minutes of November 14, 2019 as presented. Member Herman seconded it, and the motion passed on a voice vote of 3-0 in favor. Minutes for November 21, 2019 were reviewed. Member Florio made some corrections, after which Member Herman made a motion to approve the minutes of November 21, 2019 as corrected. Member Florio seconded it, and the motion passed on a voice vote of 3-0 in favor. Chairman Knapp tabled the vote on the minutes of November 23, 2019 and December 4, 2019 due to lack of a quorum of members present at those meetings.

III. Preliminary Site Plan Review – 124 Fremont Street

Commissioners of St. Michaels' plans for the construction of a new Town Office building at 124 Fremont Street

John Gonzales of Landmark Engineering introduced himself, noting that he was the site engineer for the project, working with Mann's Woodward Design, Architects. Mr. Gonzales said he would address the comments of the Technical Advisory Committee (TAC) meeting his firm had attended last week and review the details of the site plan. Mr. Gonzales said Rauch Engineering had some concerns about the rain tanks being State-approved water quality devices. Mr. Gonzales noted that the rain tanks are not for water quality but are intended for quantity management. Mr. Gonzales said his company was proposing enhanced filters below the rain tanks to address water quality, as required by the Town's storm water management regulations. He said the capacity of the rain tanks would be increased to accommodate a 10-year storm event, and other enhancements would be added to improve infiltration and simplify maintenance. Mr. Gonzales said his firm would also be revising the site plan to reflect the rain tanks being pulled back 10 feet off the property line in accordance with storm water management requirements. Mr. Gonzales said alterations would be made to the plan to accommodate traffic patterns and safety requirements for both vehicles and pedestrians, including street mirrors. Mr. Gonzales said the plan would be adjusted to include suggestions from Soil Conservation, including silt fences and changes to the vegetative landscape. Jeff Knapp said he thought lighting should be enhanced and the architects said they planned to add lighting affixed to the building on the east and south sides.

Chairman Knapp then called for public comment. Tad DuPont of Locust Street said that changing traffic patterns may greatly inconvenience area residents. Other public comments

urged improving safety at the Canton Street exit onto Talbot Street. Member Paulette Florio liked Peter Johnston's idea of applying a temporary solution to the Canton Street traffic problem, which could be adjusted or changed later.

Mrs. Weisman said the next step was Final Site Plan review. She asked the members if they would be comfortable moving forward with Final Site Plan if all of Casey Rauch's issues were resolved and the other items outlined by the site plan engineer were implemented. The members still had concerns about how well the rain tanks would work and what maintenance would be required to keep the system cleaned out so that water does not back up. Mr. Gonzales said he would provide additional information on the system and perhaps set up a demonstration. Chairman Knapp asked for members' comments and there was verbal agreement to move ahead. After some additional discussion, Chairman Knapp called for a motion.

Member Herman made a motion to move forward to Final Site Plan review, under the conditions that Landmark Engineering and the Town Engineer agree on a storm water management system, that there is a complete lighting plan based on tonight's comments, that the grading plan is continued on the west side, that bollards are added at the transformer pad, that the Fire Department connection is shown on the northeast corner, and the water and sewer connections are shown, that Do Not Enter signs are added for Canton Street, that Landmark will show the extended sidewalk from Carpenter Alley and the placement of crosswalks, that the rolled curb at Fremont and Canton is shown, and that the Planning Commission receives a lot combination plan. Chairman Knapp seconded the motion, which then passed on a voice vote of 3-0 in favor.

The members also agreed that the Planning Commission would separately recommend to the Commissioners that they temporarily close Canton Street at their January 14th meeting.

Chairman Knapp thanked Mr. Gonzales for his presentation.

III. Matters from Commissioners and Staff

Member Paulette Florio made a motion that the draft Zoning Code update be forwarded to the Commissioners of St. Michaels. Member Herman seconded it, and the motion passed on a voice vote of 3-0 in favor.

IV. Adjournment

The meeting was adjourned at 7:01 p.m.

Minutes approved by a 4-0 vote in favor on the 23rd day of January 2020.

Jefferson Knapp, Chairman