

St. Michaels Planning Commission Workshop
St. Michaels Town Office
300 Mill Street
December 4, 2019
1:30 P.M.

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

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.

II. Changes to Draft Zoning Code document

The members agreed to add language to the draft code to address accessory uses/structures on a townhouse or apartment property, an issue that was raised by Jeff McGuinness of Perry Cabin Drive at the second public meeting for input on the draft. Mr. Johnston said he thought such structures should be allowed but should be subject to site plan review by the Planning Commission.

The members looked at duplexes, disallowing back-to-back construction and making changes to lot widths and side yard setbacks in the R1, R2 and R3 zones. The members discussed tying potential development projects to threshold criteria, as well as the design guidelines. Mr. Johnston said the design guidelines were a better choice to encourage projects and the members agreed. Mr. Johnston said he would draft some alternative language for members' review.

The members reviewed the lot coverage changes Mr. Johnston had made to the museum zoning districts. The members also added a subcategory to "group living" called "employer-sponsored living." After some additional discussion, the members made the new category a permitted use in the CC zone only, with a limit of five people per structure, and with parking limited to one space per room. The members also discussed temporary structures used for education/construction purposes on the Museum grounds and limited the time the structures can remain.

The members made additional changes to the provisions of the MM Zone related to structures and parking. Steve Byrnes of the Maritime Museum said he would provide the members with a re-calculation of the parking for the Museum's expansion project.

Mr. Johnston said he had incorporated the changes suggested by the Critical Area Commission and would send the appropriate sections to them. He also asked members to send him any other discrepancies or errors in the draft and said he would have a corrected draft returned in time for the Planning Commission's December 19th meeting. Mrs. Weisman said that once the changes from today were incorporated, she would send a copy to the Town's attorney for review.

III. Adjournment

The meeting was adjourned at 3:50 p.m.

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

Jefferson Knapp, Chairman