

St. Michaels Planning Commission Workshop
St. Michaels Town Office
300 Mill Street
August 20, 2019
1:30 P.M.

Present: Planning Commission Chairman Jefferson Knapp and members Helen Herman and Carol Parlett., Town Manager Jean Weisman, Zoning Officer Kymberly Kudla, and Zoning Consultant Peter Johnston. Also, in attendance were Commissioners William Boos, Michael Bibb, and Dennis Glackin.

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. Chairman Knapp said the meeting would begin with the Historic District Commission's recommendations for changes in the Zoning Code regarding setbacks for accessory dwelling units.

II. Zoning Re-write (Cont.)

Consultant Peter Johnston said most towns have three-foot side setbacks and five-foot rear setbacks, and he recommended St. Michaels change its setbacks from the current five-foot side and eight-foot rear setbacks. Mr. Johnston said he had also done a re-write on the provisions for administrative variances (Section 340-129) and suggested that the design standards be included. The members discussed and generally agreed with the changes and made appropriate alterations to the definitions section. Mr. Johnston added that the Critical Area Commission had approved the changes.

Mr. Johnston addressed floating zones, suggesting that the growth allocation should be dealt with as part of the floating zone designation. A growth allocation request would begin with the submission of a master plan to the Planning Commission, with final approval by the Commissioners. Mr. Johnston also recommended that the Planned Redevelopment Overlay district have a floating zone designation and process. The members agreed to make additional setback changes that would encourage practical and cost-effective infill.

Mr. Johnston then opened a discussion of the section on non-conforming structures and uses. The members agreed a section for non-residential structures should be added. Mr. Johnston said he would also add language providing for extensions and deadlines for reconstruction of buildings destroyed by natural disasters.

Chairman Knapp said the outstanding sections for the next meeting were Zoning Inspector responsibilities, enforcement and administration, Board of Zoning Appeals, fees and schedules and Section 110 (site plan). Chairman Knapp said the members should also decide whether to raise the fees. The members assigned Article 11 (zoning inspector) to Jean Weisman and Kim Kudla for review. Mr. Johnston said he would make the changes from today and there would be a discussion of Section 110 at the next meeting.

The members briefly discussed the Miles Avenue/Canton Street issue. The members scheduled another workshop meeting for September 3rd or September 5th at 1:30 p.m., at which time the

outstanding sections would be reviewed, and Mr. Johnston would participate in another discussion of the Miles Avenue/Canton Street issue with the applicant present.

Minutes approved by 3:0 vote in favor on 24th day of October 2019

Jefferson Knapp, Chairman