

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

September 24, 2019
1:30 P.M.

Present: Planning Commission Chairman Jefferson Knapp and members Helen Herman, 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. Zoning Re-write (Cont.)

Consultant Peter Johnston said today's meeting would begin with a review of the Section 129 - Administrative Relief, which now only applies to accessory buildings. Town Manager Jean Weisman asked if it was appropriate to have the Zoning Officer make subjective decisions under the administrative relief section. After some discussion, the members agreed that for the limited number of situations and locations which would qualify, the administrative relief option was not necessary, and it was eliminated. The members then discussed Section 340-40 PR District (planned redevelopment floating zone district), and Section 340-39, the Growth Allocation Floating Zone, which enables the Planning Commission to decide on setbacks and open space. The members deleted short term rentals from the PR District floating zone, and added multi-family, townhouses, and duplexes. The members directed Mr. Johnston to further revise the sections on the PR District floating zone. Mr. Johnston said he had designated growth allocation as a floating zone and had removed it from the Critical Area provisions. He noted the Critical Area Commission had already vetted and approved this change. Mr. Johnston also reviewed the other changes requested at the last meeting and addressed Dennis Glackin's suggestions for the RG (residential gateway) Zone. Chairman Knapp then explained that the proposal for moving the railroad station to the Boundary Lane property had met with considerable opposition, and the Memorial Park Committee was now looking at the parking area for the Nature Trail as a possible alternative site, but would need to add museums to the allowable uses in the RG Zone and adjust the setbacks to make the site work. Mr. Johnston suggested that 25 feet instead 50 feet was a more appropriate setback for that zone. The members added museums, accessory dwelling units, and long-term rentals (but not short-term rentals) as allowable uses in the RG, R2 and HRZ zones, and directed Mr. Johnston to conform the changes with the Use Table.

Mrs. Weisman then opened a discussion of administrative procedures, particularly Section 341-19 outlining the duties of the Zoning Inspector. The members discussed and edited the section to simplify language and clarify the inspector's responsibilities. Mrs. Weisman had suggestions for edits to the Critical Area section and for clarification of the zoning process for permits, appeals, violations and penalties. Mr. Johnston encouraged members to email him any other questions they might have. Member Helen Herman departed the meeting.

Mr. Johnston asked the members to review the draft slide presentation he had prepared for the public meetings. It was agreed that the bulk of the review was complete, but that one more meeting was necessary to clear up any outstanding issues. The group agreed on Wednesday, October 2, 2019 at 1:30 p.m. Dennis Glackin also offered to proofread with Peter Johnston at his office on Friday September 27, 2019. Mr. Johnston thought he could have a semi-final draft ready by October 16, 2019, and the group agreed to put the initial draft before the public at the Planning Commission's October 24, 2019 meeting.

III. Adjournment

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

Minutes approved by a 4:0 vote in favor on the 24th day of October 2019

Jefferson Knapp, Chairman