

COSM
Commissioners
COSM Special Listening Session
Wednesday, January 29, 2020, 6:00 pm - 8:00 pm
Edgar M Bosley Jr. Municipal Admin Building
300 Mill Street; PO Box 206
St. Michaels, MD 21663

- I.

Call to Order

- President William Boos called to order the meeting of the Commissioners of St. Michaels at 6:00 p.m. in the meeting room of the Edgar M. Bosley Municipal Building, 300 Mill Street, St. Michaels, Maryland. Also present were Commissioners Dennis Glackin, Jaime Windon, and Michael Bibb. Town Manager Jean Weisman, Zoning Officer Kimberley Kudla, Zoning Consultant Peter Johnston, and eight members of the public. Commissioner Harrod was absent.

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- II.

Pledge of Allegiance

- The Pledge of Allegiance was recited.

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- III.

Items for Discussion

2020 Zoning Code Re-Write

Peter Johnston and Members of the Planning Commission will be present to answer questions

- President Boos welcomed everyone to the public listening session for review of the Zoning Code draft and introduced members of the Planning Commission. President Boos once again thanked the Planning Commission and Zoning Consultant Peter Johnston for their abiding interest and extensive work on the update of the Town's Zoning Code. President Boos noted that the last update of the Zoning Code occurred in the 1970's and so it was clearly in need of reform.

Peter Johnston said a goal of the re-write was to build in as much flexibility and practicality for the decision-making process as possible, and to shorten processes, which will help keep costs down. Commissioner Glackin added that whether or not there is another listening meeting or not, there will be a public

hearing, at which people will have another opportunity to comment on the draft. Planning Commission Chairman Jeff Knapp said the updated code will be adjusted and "tweaked" up until it comes up for a vote, and that the Planning Commission would be meeting with the Town's attorney in two weeks for a legal review. President Boos invited public comments.

Jim Fulton of Cherry Street had a question about the provision for temporary structures. Mr. Fulton said his interest was as a member of the Historic District Commission (HDC). Jeff Knapp referenced the added section on design guidelines. Peter Johnston also mentioned the addition of "demolition by neglect" language and expanded guidelines for situations requiring temporary structures. Mr. Fulton said he was drafting the HDC's revision of its own guidelines, and he would add some version of the Code's updated language on temporary structures.

Steve Byrnes and Zack Smith thanked the Planning Commission for their attention to the Maritime Museum's needs in their re-write of areas of the Code that affected them. Mr. Smith said under the current parking standards however, he feared the Maritime Museum would be forced to overbuild on parking and lose valuable storage and workspace that other types of museums did not have. Mr. Smith said a more practical standard would be one space per 500 square feet of gross floor area. Commissioner Glackin did note there was now flexibility in the updated Code to enable the Planning Commission to work through the Museum's future needs for parking as they arise. Mr. Byrne of the museum, outlined some of the Museum's near-term building plans. The Commissioners discussed the Museum's parking issue at length and resolved to take another look at the ratios.

Donna Hunt of E. Chew Avenue and Mrs. Wald of Grace Street thanked the Planning Commission for its work on the Code, and particularly its decisions on short term rentals. Mrs. Wald also asked about exterior seating for restaurants, saying she would prefer outdoor seating to be more limited because of noise and overflow parking. The Commissioners discussed adjustments to the seating/parking ratio, and the Planning Commission and Consultant Johnston said they would review that section again as well.

- IV.

Comments from the Public

- V.

Comments from the Commissioners

- The Commissioners and Planning Commission members then discussed future meetings. The Commissioners agreed that a Saturday "listening" meeting might be appropriate, and directed Staff to determine a date, possibly when the Town

has fewer residents away on winter break. Mrs. Wald of Grace Street also noted that the best attended meeting on the zoning re-write had been a Saturday at around 2:00 p.m.

As a final note, Consultant Peter Johnston said that in the whole revision process, no zones or zoning boundaries had been changed and thus, the Zoning maps remain the same.

- VI.

Adjournment

- The meeting was adjourned at 7:18 p.m.