

MINUTES

COSM

Commissioners

COSM Special Listening Session - Zoning Code re-write

Saturday, June 20, 2020, 10:00 am - 12:00 pm

Virtual Remote Meeting

- I.

Call to Order

- President Boos called to order a special remote meeting of the Commissioners of St. Michaels - the second listening session on the re-write of the St. Michaels Zoning Code - at 10:00 a.m. Also present for the special Saturday session were Planning Commission Chairman Jefferson Knapp and Members Carol Parlett and Paulette Florio, Commissioners Dennis Glackin, Michael Bibb and Joyce Harrod, Zoning Consultant Peter Johnston, Town Manager Jean Weisman, and Legislative Clark Suzanna Warnick.

-

- II.

Pledge of Allegiance

- The Pledge of Allegiance was recited.

-

- III.

Items for Discussion

2020 Zoning Code Re-Write

Listening Session No. 2

- Chairman Knapp said the re-write of the zoning code had taken two years and following any final adjustments, he hoped the public would be supportive of the changes. Commissioner Glackin said the Planning Commission had been conscientious and thorough in their review, and Consultant Peter Johnston agreed. Commissioner Bibb said he thought the draft looked good and was ready for publication. Commissioner Harrod said she found the draft very well organized and much easier to read.

Chairman Knapp said objectives of the update were to modernize Chapter 340 of the Town's Code by clarifying regulations, eliminating redundancies and improving the flexibility of the document to make it user-friendly and responsive to the public. There was then a discussion of the use of "may" vs. "shall" in the code language.

- IV.

Comments from the Public

- President Boos then opened the session for public comments. Douglas Rollow of Water Street continued the "may" vs. "shall" discussion with concerns that such language ambiguity could lead to arbitrary decisions or unwanted results.

Commissioner Glackin agreed that a word search on the instances of "may" might be useful and suggested Peter Johnston could do the search.

Mr. Rollow also had questions regarding code revisions affecting Historic District Commission (HDC), Planning Commission, and Zoning Appeals decisions. Mr. Rollow said he had some other suggested changes that he could submit to Consultant Johnson as soon as he finished his review of the final draft.

As there were no addition public comments, President Boos explained the next steps for the draft, and summarized action items, i.e., that today's suggestion for a word search on "may" and "shall" would be conducted by Consultant Peter Johnston, Mr. Rollow would submit his comments as soon as possible, and Planning Commission Chairman Knapp would determine a date for the Planning Commission to review any changes prior to the scheduling of the public hearing.

- V.

Comments from the Commissioners

- There were no additional comments. President Boos thanked everyone for their contributions to the revision work on the Zoning Code.
-
- VI.

Adjournment

- The meeting was adjourned at 10:51 a.m.