

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

Remote Meeting
July 23, 2020 - 2:00 P.M.

Present: Planning Commission Chairman Jefferson Knapp and members Helen Herman, Chris Thomas and Paulette Florio, Zoning Officer Kymberly Kudla, and Town Manager Jean Weisman.

I. Call to Order:

Chairman Knapp called the remote meeting to order at 2:00 p.m. in St. Michaels, Maryland.

II. Inn at Perry Cabin – Request for extension of Site Plan – Zach Smith

Chairman Knapp rearranged the agenda to accommodate Zach Smith, attorney representing the Inn at Perry Cabin. Attorney Smith said the Inn had received Site Plan approval back in 2017, but various circumstances have delayed further progress on the project. Attorney Smith said the owners have every intention of moving forward, just not immediately, and was asking for an extension. Chairman Knapp suggested an extension to May 8, 2021. The other members agreed. Chairman Knapp then made a motion to grant the extension of site plan approval for the Inn at Perry Cabin to May 8, 2021. Member Florio seconded it and the motion passed on a voice vote of 4-0 in favor. Town Manager Jean Weisman said she would check to see whether the Commissioners needed to sign off on the extension as well.

III. Approval of Minutes

- February 26, 2020
- February 27, 2020
- May 18, 2020

Chairman Knapp had one editing change and there were no other changes from the members. Member Thomas made a motion to approve the minutes as corrected. Member Florio seconded it, and the motion passed on a roll call vote of 4-0 in favor. Chairman Knapp had a spelling change for the minutes of February 27, 2020. There were no other comments. Member Thomas made the motion to approve the minutes with correction. Member Florio seconded it and the motion passed on a voice vote of 4-0 in favor. Chairman Knapp also had some minor changes to the minutes of May 18, 2020 and then made a motion to approve with corrections. Member Florio noted that she was not present for the May 18th meeting. Member Thomas seconded the motion, and the motion passed on a voice vote of 3-0 in favor.

IV. Items for Discussion

- Parking Committee Update Report

Chairman Knapp asked for an update on from the Parking Committee. Chris Thomas reviewed the committee's latest material, which Zoning Officer Kudla had circulated to the members. Member Thomas said his committee had organized their findings into a presentation, including estimated costs, that could be forwarded to the Commissioners for their review. Member Florio suggested that the committee focus on one location for a temporary lot, particularly the Boundary Lane location, noting that businesses on the South end of Town would really like to have some overflow parking on the south side. Member Florio said she also advocated being financially conservative during the pandemic situation by converting just one property instead of three. Member Herman said the parking issue was only slightly affected by the current Covid-19 situation and that she favored presenting all scenarios to the Commissioners. Member Thomas also reviewed Geo-tagging and wayfaring signage for all Town parking.

After some additional discussion, Chairman Knapp encouraged the parking committee to further refine their report and make their recommendations to the Commissioners. Member Thomas said he would send out a revised version for the Planning Commission's review and send it to Jean Weisman for calendaring on a Commissioners' agenda in August or September 2020.

- Chapter 9 Update

Chairman Knapp said there had been some improvement in the trail extension from Marea, including mowing and mulching and the area was now useable and pleasant. The members discussed approaching the Marea Homeowner's Association with suggestions for signage and other amenities to encourage public use. Town Manager Jean Weisman said she would research the contract documents regarding public access.

There were no public comments.

The members decided on Monday, August 10th at 2 p.m. for their next Planning Commission workshop.

V. Adjournment

The meeting was adjourned at 3:53 p.m.

Minutes approved by 5-0 vote in favor on 24th day of August, 2020.

Jefferson Knapp, Chairman