

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

Remote Workshop  
March 2, 2021 - 2:00 P.M.

**Present:** Planning Commission Chairman Jefferson Knapp and Commission Members Helen Herman, Chris Thomas, Carol Parlett and Cynthia Allen, Zoning Officer Kymberly Kudla, Meeting Coordinator Kimberly Weller, Peter Johnston and six members of the public.

**I. Call to Order:**

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

**II. Approval of Minutes**

- February 16, 2021

Chairman Knapp said the minutes for February 16, 2021 were not yet available and would be reviewed at the next meeting.

**III. Parking Waiver – CBMM**

Chairman Knapp said the CBMM was requesting a parking waiver for a construction project submitted in 2019 to the Town which had received its approval. Zack Smith, representing the CBMM introduced himself and said the Museum did not go ahead with the construction project in 2019. Since then, the Town's parking calculation in the updated Chapter 340 had changed, and the Museum was going ahead with the construction project and was requesting a parking waiver under the Town's new rules. Mr. Smith said the buildings under construction were storage buildings and not open to the public, except for the public reading room, which will be appointment only on weekdays. Mr. Smith said the Museum believes that the existing parking meets the parking demand most of the time, if not all the time, and there is ample public parking nearby – hence the waiver request. After some additional discussion of whether a waiver was necessary, engineer Brett Ewing said the waiver would ensure that the Museum would be compliant with Town requirements. Member Carol Parlett then said that, given all the alternative parking options, she felt the waiver should be granted. Member Chris Thomas seconded it. Doug Rollow of Water Street questioned whether a waiver was necessary. Zoning Officer Kudla said that based on additional square footage, the regulations stipulated an additional four parking spaces. Zoning consultant Peter Johnston supported the four space calculation and said the number should be in the waiver. Member Parlett amended her motion to approve a waiver of four spaces. Member Chris Thomas seconded it, and the motion passed on a voice vote of 5-0 in favor.

**IV. Items from Staff or Commission/Peter Johnston**

- Parking Update

Chairman Knapp asked Member Thomas to screen-share the changes to the power point presentation with the members. Member Thomas said Change 1 was the addition of more parking spaces on Mulberry Street by angling the spaces. Change 2 was on Water Street ensuring that safety changes would not impact the nature of the street. Change 3 was the elimination of parking on Talbot Street and the conversion of former spaces to two loading zones – one in front of Awful Arthur's and one in front of the Brewery, and to include a picture of the locations in the power point presentation. The members noted their satisfaction with the changes. Chairman Knapp asked if there were any public comments. As there were no other comments, Chairman Knapp thanked Peter Johnston for incorporating the changes. The members also discussed a Saturday for a second parking forum. Peter Johnston suggested re-posting the power point presentation highlighting the changes, with general information on where signage changes

would go. Following the public forum, the presentation would go to the Commissioners for their consideration.

Doug Rollow of Water Street supported the idea of posting the presentation with changes highlighted. Mr. Rollow also urged the Planning Commission to make sure signage on Water Street be clear for the new configuration and for the non-residents or the enforcement will not work.

The members agreed to add a “chatter” slide (or slides) to the presentation that would include public comments.

Peter Johnston said he would make the adjustments to the presentation as discussed and the members agreed that the next Planning Commission meeting on Tuesday, March 16<sup>th</sup> at 2:00 p.m. and would be advertised as a public forum meeting. It was also agreed the presentation will be flagged as “updated” for that meeting and following the public forum the presentation would be finalized for introduction to the Commissioners.


- Wayfaring Signage

Member Helen Herman said she had sent her suggestions for wayfaring signage to Kim Weller. Chairman Knapp said the Town should have wayfaring signage but the Planning Commission needed direction and background for their discussions. The members asked Kym Kudla and Kim Weller for copies of the last RFP and bidders’ responses, and any other historical material that would help them in their deliberations. The members then took a final comment from Doug Rollow of Water Street in regards to the museum waiver that was granted. He felt they should not have approved the waiver and urged them to really think about these requests moving forward.

V. Adjournment

The meeting was adjourned at 3:20 p.m.

Minutes approved by 5-0 vote in favor on 16<sup>th</sup> day of March, 2021.

  
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Jefferson Knapp, Chairman