

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

Remote Workshop
May 18, 2021 – 1:00 P.M.

Present: Planning Commission Chairman Jefferson Knapp and Commission Members Helen Herman, Chris Thomas, Carol Parlett, and Cynthia Allen, Commissioner Jamie Windon, Town Manager Jean Weisman, Zoning Officer Kymberly Kudla, and members of the public.

I. Call to Order

Chairman Knapp called the remote workshop to order at 1:02 p.m. in St. Michaels, Maryland.

II. Approval of Minutes

- May 4, 2021 – (next meeting)

III. 112 S. Fremont Street – Serendipity Salon

Parking Waiver request – Applicant is proposing a 400 square foot addition which would require two additional parking spaces

Serendipity owner Sherry Smith said she was not looking to expand the business but rather to provide more space for existing work areas, and to add a second-floor office. Ms. Smith said that the Covid situation had pointed out the advantages of more space between people and functions.

Chairman Knapp said that the uses of the building remained the same and the applicant was not adding employees or services; and she therefore meets the requirements for a waiver. Member Chris Thomas made the motion to waive the requirement for two parking spaces. Member Parlett seconded it. Chairman Knapp read the section of the Code that was applicable (340-146B). The waiver was granted on a voice vote of 4-0 in favor, with Member Helen Herman recusing herself.

IV. Items from Discussion

- Discussion of Fee-in-Lieu and the Commissioners' decision; and temporary use of parking lots

Chairman Knapp said the Commissioners at their last meeting had suspended the fee-in-lieu regulations for 60 days. Chairman Knapp said that if the Planning Commission could suggest a re-write of the Fee-in-Lieu regulation, the Commissioners might feel more comfortable with the option and re-instate it because it was a tool that could be useful in certain circumstances. Chairman Knapp then called for comments from the members.

There was then an extended discussion of the Commissioners' actions on parking at the last meeting. The members agreed that they should again contract with Zoning Consultant Peter Johnston for his assistance in re-writing the Fee-in-Lieu code section to clarify under what circumstances such a waiver would be granted. Chairman Knapp also suggested a joint meeting with the Commissioners to sort out the issues and Commissioner Windon said a joint work session would be very helpful.

- Calendar

Zoning Officer Kudla said she had had a part-time resident contact her about the possibility of an Accessory Dwelling Unit on her property. The house is a second home and therefore do not meet the requirement that the residence be a primary residence. Chairman Knapp said it could be on the agenda for next time and requested Ms. Kudla provide the members with the details in advance of the meeting.


- **Joint COSM/PC Meeting**

Mrs. Weisman asked for an e-mail from the Planning Commission to the Commissioners requesting a joint meeting/work session. Chairman Knapp he would provide it and would include specific items for discussion.

V. Adjournment

The meeting was adjourned at 2:26 p.m.

Minutes approved by 5-0 vote in favor on 1st day of June, 2021.



Jefferson Knapp, Chairman