

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

Remote Workshop
May 4, 2021 – 1:00 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, and members of the public. Member Carol Parlett arrived later to the meeting.

1. Call to Order:

Chairman Knapp called the remote workshop to order at 2:02 p.m. in St. Michaels, Maryland.

II. Approval of Minutes

- April 20, 2021

Chairman Knapp wanted to add a bullet point on page 2 for public safety and to add “tow zone” signage on Water Street. There were no other changes. Member Chris Thomas made a motion to approve the minutes as amended. Member Cynthia Allen seconded it and the motion passed on a voice vote of 4-0 in favor.

III. 310 S. Talbot - Parking for Proposed Use

Michael Hannon was present for the discussion. Mr. Hannon outlined what he wanted to do with the property, noting he would like to open a pour-your-own wine and beer business with limited food service, and wanted some guidance from the Planning Commission prior to purchasing the property, especially regarding regard to parking and proposed uses. Mr. Hannon said the business would have seating in front and back and his understanding was that there were nine original parking spaces. Ms. Kudla said he would need one parking space for every four seats of outdoor dining and would need to show that 9 spaces do currently exist. The members discussed the possibilities for parking spaces but had concerns about losing too many parking spaces, although they like the general concept. Member Thomas said he wanted to see a drawing of the parking and the indoor and outdoor seating plan. Ms. Kudla and Chairman Knapp said they would like to do a site visit to look at the parking issue. Mr. Hannon said he would be happy to join them, and it was agreed to meet the next day at 2:15 p.m. Mr. Hannon thanked everyone for their input.

IV. 104/106 Railroad Avenue – Proposed Use

Larry Hirsch introduced himself and said he and his partner were interested in purchasing the former Simpatico property (the leaning building), the current Simpatico store and the vacant lot in between. Mr. Hirsch said he would not be adding any parking and asked if that could be solved with the shared parking concept. Mr. Hirsch said he intended to restore the leaning building and possibly have a second new building attached, also with retail on the bottom and two apartments above. The members and Ms. Kudla said they thought that the proposal could work and comply with the Code. Member Allen said she would like to see the leaning building restored and repaired. The members were generally positive about Mr. Hirsch’s concept but said they would like to see more detailed plans. Mr. Hirsch also asked about the dilapidated property at 103 Fremont Street. Mr. Hirsch said he would like to restore that property as a single-family

dwelling. Ms. Kudla said that would also work because it would not be increasing the parking demand and the use would be allowed in that zone.

V. Parking Update

Chairman Knapp said work has begun on the Mill Street parking area and that he hoped it would continue, weather permitting. Chairman Knapp also said he was moving ahead with the signage and the brochures and both of those should be put into the budget. Chairman Knapp also thanked Carol Parlett for writing the letter concerning the upgraded "one-way" signage for the Post Office Parking lot. The members discussed changing the parking configuration on Church Street behind the Post Office. Chairman Knapp said the issue should be added to the parking review and the members continued their discussion the parking presentation to the Commissioners and other parking issues.

VI. Items from Members/Staff

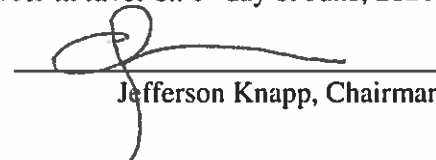
Chairman Knapp said the Commissioners were considering eliminating the purchase of parking spaces and members should be thinking about whether to weigh in on the matter. Member Helen Herman said she favored keeping the option. Member Parlett urged getting parking signage installed which would help to direct people to the new temporary parking, which were not being utilized to capacity as yet.

Chairman Knapp said the next meeting will be May 18th at 1:00 pm. Chairman Knapp said he would like to get on the agenda for the next Commissioner's meeting to try and get commitments for the parking project.

VII. Adjournment

The meeting was adjourned at 2:36 p.m.

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



Jefferson Knapp, Chairman