

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

Special Remote Joint Meeting with the Commissioners
June 1, 2021 – 1:00 P.M.

Present: Planning Commission Chairman Jefferson Knapp and Commission Members Helen Herman, Chris Thomas, Carol Parlett, and Cynthia Allen, Commissioners Jaime Windon, Joyce Harrod, and Michael Bibb, Town Manager Jean Weisman, Zoning Officer Kymberly Kudla, Legislative Clerk Suzanna Warnick, and approximately 15 members of the public. Commissioner Tad duPont and Commissioner Breimhurst joined the meeting after 1:00 p.m.

I. Call to Order

President Harrod called to order the remote special joint meeting of the Commissioners of St. Michaels and the St. Michaels Planning Commission. Jeff Knapp, Chairman of the Planning Commission, called to order the special meeting on behalf of the Planning Commission at 1:00 p.m. in St. Michaels, Maryland. The Pledge of Allegiance was recited.

II. Items for Discussion

- Proposed Ordinance regarding Parking and Related Topics

Chairman Knapp opened the discussion noting that the Planning Commission was looking for direction from the Commissioners for their parking recommendations. Chairman Knapp reviewed the key points of the Planning Commission's recommendations and stressed that the implementation of various aspect of the plan was to determine their ultimate workability. He added that any aspect of the plan which proved not to be working could be withdrawn. Chairman Knapp continued that a key component of the plan was parking changes on Water Street to accommodate emergency vehicles and to clearly delineate no parking areas. Mr. Knapp said that changes planned for Mulberry Street had been well received by residents and would not only add parking spaces but would eliminate some of the congestion by limiting parking to one side of the street. Mr. Knapp said that removing parking on Talbot Street from Canton Street south through Town, and the creation of loading/unloading zones instead of parking on the right side near the restaurants should help with congestion on Talbot Street. In addition, Mr. Knapp said that the Post Office, which is not a federally owned building, did agree that an international One-Way designation on the side of the building could help to reduce wrong-way turn-ins by vehicles and thereby improve safety for residents and Post Office patrons. Mr. Knapp added that enforcement was the other key component impacting the success of the parking changes.

Mr. Knapp concluded that what the Planning Commission was looking for was consensus from the Commissioners on the recommendations and/or input from them on focus and priorities. Mr. Knapp added that a lot of work had gone into researching and formulating the parking changes and the Planning Commission would welcome any direction the Commissioners could offer. Mr. Knapp then invited questions and comments.

Commissioner Breimhurst said that progress had been made on making the parking changes on Water Street and he thought the additional parking spaces created on Mulberry Street were a positive step. Commissioner Breimhurst said that the Commissioners had approved the directional sign at the Post Office at one of their earlier meetings, and he agreed that enforcement was a key component of the plan. He added that the Commissioners had discussed the possibility of an additional part-time enforcement officer to increase ticketing of violators. Mr. Breimhurst concluded that the parking spaces on Talbot Street do have a traffic-calming effect and he did not

favor eliminating all of them. Commissioner Bibb said most of the aspects of the plan could be implemented as a trial and enforcement was part of it. Commissioner Bibb reminded everyone that any change on Talbot Street must be approved by the State Highway Administration. Commissioner duPont said that all the parking ideas had merit, but he believed that discouraging visitors from parking in the middle of Town should be the overall goal. Mrs. Weisman then read written public comments.

Mrs. Weisman said she also would need consent from at least three Commissioners to do a draft resolution to prohibit parking on the pavement portions of the West side of Water Street. Commissioners duPont, Breimhurst and Bibb agreed. Mrs. Weisman said she would have the draft resolution available for the Commissioners' June 23rd meeting.

Chairman Knapp said he wanted direction on eliminating parking on one side of Church Street behind the Post Office. Mrs. Weisman said again, the Commissioners would need to do a resolution to make the change. Commissioners Bibb, Breimhurst and duPont consented to do a draft resolution to remove the parking spaces on Church Street and put up additional "no right turn" signage. Commissioner Windon said she was in favor of removing parking spaces when it was an issue of safety vs. convenience because whatever is done will not be convenient for everyone. In response to Mr. Rollow of Water Street, Mrs. Weisman said the resolution on Water Street would be on the Commissioners' agenda for June 23rd and the public would have an opportunity to comment.

Chairman Knapp opened discussion of the draft ordinance and urged the Commissioners not to eliminate Fee in Lieu waivers for parking because it was a useful tool to encourage new business on properties that had no other parking option. Commissioner Breimhurst said if the waiver is maintained, he would like to see very strict criteria for granting one. The Commissioners agreed to have Consultant Peter Johnston address just the Fee in Lieu issue and the criteria for it. Mrs. Weisman said Mr. Johnston could be paid out of the parking fund to provide an expeditious solution before the 60-day moratorium expires. Chairman Knapp said he would check on Mr. Johnston's availability and noted that the next meeting of the Planning Commission is June 15th.

III. Comments from the Public

Karen Wald of Grace Street had concerns about parking for businesses closest to residential areas. Commissioner Windon responded to Jennifer Smith of The Galley restaurant who had a question about the emergency outdoor seating once the State's state of emergency was lifted by the Governor.

Chairman Knapp thanked the Commissioners for their participation.

IV. Approval of Minutes

- o May 4, 2021
- o May 18, 2021

Chairman Knapp noted there were minor corrections to the May 4th minutes. Member Carol Parlett made the motion to approve the May 4th minutes with corrections. Member Chris Thomas seconded it and the motion passed on a voice vote of 5-0 in favor. Chairman Knapp said there were not changes to the May 18th minutes. Member Parlett made the motion to approve the May 18th minutes as presented. Member Thomas seconded it and the motion passed on a unanimous voice vote of 5-0 in favor.

V. 103 Railroad Avenue – St. Michaels Community Center

Request for Parking Waiver – Langley Shook/Chris Boyd/Brett Ewing/Mark McInturff on behalf of Applicant.

Zoning Officer Kudla provided background on the request and noted that a decrease in gross floor area (GFA) for this project may render a parking waiver unnecessary. Langley Shook confirmed that there would not be a net increase in total square footage for the building; that the construction would be on the existing footprint with an actual modest decrease in square footage of about 100 square feet. Ms. Kudla said the site plan should reflect the decrease in GFA in writing on the plan. The members agreed that a waiver was not necessary under the circumstances. Mr. Shook said the project was moving forward on schedule and it was hoped that the new Center would be completed and operational in about 18 months.

VI. Discussion Items

- Parking Update

The members commented that they were generally pleased with the outcome of the joint session with the Commissioners. Member Parlett said she was especially delighted with the Post Office signage and parking changes the Commissioners approved.

- Accessory Dwelling Units

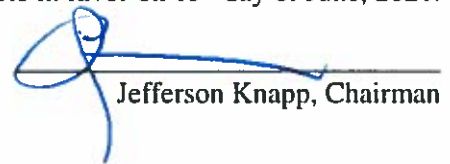
After some discussion, the members agreed to draft an ordinance to remove the prohibition on showers from the accessory structure regulations, which Ms. Kudla said would require a text amendment.

Chairman Knapp said the next meeting was June 15, 2021, and Ms. Kudla said the agenda would include the draft ordinance and Chesapeake Bay Maritime Museum's building sketch plan.

VII. Adjournment

The meeting was adjourned at 3:35 p.m.

Minutes approved by 5-0 vote in favor on 15th day of June, 2021.


Jefferson Knapp, Chairman