

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

Remote Workshop
June 29, 2021 - 1:00 P.M.

Present: Planning Commission Chairman Jefferson Knapp and Commission Members Carol Parlett, Chris Thomas and Cynthia Allen, Zoning Consultant Peter Johnson, and Zoning Officer Kymberly Kudla. Members Helen Herman and Chris Thomas were absent.

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

• **June 15, 2021**

Member Carol Parlett noted a typographical error in the June 15th minutes. There were no other comments. Member Cynthia Allen made the motion to approve the minutes as corrected. Chairman Knapp seconded it and the motion passed on a voice vote of 3-0 in favor.

III. Items for Discussion

• **Amendments to Chapter 340-145 (Parking) - Peter Johnson**

Chairman Knapp said Mr. Johnson had re-written the "Fee-in-Lieu" so that the Planning Commission could retain that option in view of the Commissioners' 60-day-moratorium on payments to the parking fund. He noted the Code revision would give the Planning Commission flexibility, for example, in an instance where a business moves into a building with no on-site parking available. Mr. Johnson said he had removed the buy-out provision for all situations except the one noted in the example. The members were comfortable with the change. Mr. Rollow of Water Street said he supported the change and Chairman Knapp called for a vote. Zoning Officer Kudla said she would put the change into ordinance form, which could then be forwarded on to the Commissioners.

Member Parlett made a motion to forward the draft resolution changing the Fee-in-Lieu parking section of the Code (Chapter 340-145) to the Commissioners for their review. Member Allen seconded it, and the motion passed on a voice vote of 3-0 in favor.

• **Maritime Museum – request for a unified parcel treatment for parking requirements**

After some discussion, it was agreed that Ms. Kudla would draft a letter to the Maritime Museum requesting a Master Plan which would serve as a base to develop a workable parking solution.

• **Other Items**

Chairman Knapp said there were parking spaces in lots behind some of the businesses in Town that were underutilized, such as behind the Christmas Shop and American Holiday. He suggested that possibly the businesses could meter for the use of the spaces in their lots. Mr. Johnson said that parking experts advocated charging for proximity parking, but that it is a solution that needs to be very well thought out. Member Parlett asked when the Post Office signage would be ready as she had nearly met a large SUV illegally turning right into the Post Office parking lot only the other day. Chairman Knapp said the signage and parking changes had been approved by the Commissioners and he would follow up on implementation.

- Guest House/Accessory Dwelling Units (ADU's)

Chairman Knapp opened the discussion. Paulette Florio of S. Talbot Street said she favored adhering to the re-write of the Code to see how the changes made to the ADU section would work, rather than responding immediately to individual requests for departures from it. Member Parlett agreed and referenced a letter from former Planning Commission Chairman Dennis Glackin expressing concern that expanded bathing facilities would lead to independent rental units not subject to the Town's design standards. Karen Wald of Grace Street said she agreed with Ms. Florio and favored the primary residence restriction on ADUs.

After some additional discussion, Chairman Knapp made a motion that further discussion of this issue be tabled indefinitely and that explanations of the Code be provided in the interim. Member Parlett seconded it, and the motion passed on a voice vote of 3-0 in favor.

IV. Adjournment

As there were no other comments or matters for discussion, Chairman Knapp adjourned the meeting at 1:50 p.m.

Minutes approved by 5-0 vote in favor on 13th day of July, 2021.



Jefferson Knapp, Chairman