



THE COMMISSIONERS OF ST. MICHAELS

SETTLED 1670-1680

INCORPORATED 1804

PLANNING COMMISSION
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**St. Michaels Planning Commission
Tuesday, July 13, 2021
1pm Virtual Session
Subject to Change**

- Meeting called to order
- Approval of minutes
 - *June 29, 2021*
- Items from Planning Commission for discussion
 - Parking Updates
 - TBD
- Adjournment

Zoom Meeting Information:

Join Zoom meeting by computer or smart phone:

<https://us02web.zoom.us/j/3264261778>

Meeting ID: 326 426 1778

To join with audio only by phone:

1 301 715 8592

Meeting ID: 326 426 1778

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

Workshop
July 13, 2021 - 1:00 P.M.

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

I. Call to Order

Chairman Knapp called the workshop to order at 1:03 p.m. in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland.

II. Approval of Minutes

• **June 15, 2021**

There were no changes or comments on the draft minutes of June 15, 2021. Member Chris Thomas made the motion to approve the minutes as presented. Member Carol Parlett seconded it and the motion passed on a voice vote of 5-0 in favor.

III. Items for Discussion

• **Parking Update**

Chairman Knapp said most of the parking signs and the directional brochures have been installed and he noticed that visitors were using the parking areas and taking the brochures over the weekend. Chairman Knapp said there were two signs and two brochure boxes remaining and he suggested placing them at the lot behind Carpenter Street and in the lot next to Serendipity. The members agreed on the placement and Chairman Knapp said he would get with Jeff Richardson of Public Works for installation. The members also discussed moving signage for the Boundary Lane lot but decided it was not necessary at this time.

• **Creation of parking lot on Fremont Street**

Chairman Knapp said he had talked to Commissioner Bibb about making the Fremont Street lot a permanent parking area. Chairman Knapp noted that whether the lot is temporary or permanent, storm water management would be required which would add to the cost either way. Chairman Knapp said he thought a temporary lot would be cheaper and still useable. Chairman Knapp showed the members the drawing he had done and estimated that a temporary lot including grading and gravel would be about \$35,000 and a permanent paved lot would be over \$100,000. He added that the funding could come out of the parking fund which had been originally set up to support parking projects just like this one.

After some additional discussion, the members agreed they should submit a sketch plan for a temporary lot on Fremont Street to the Commissioners that could then follow a proper review process under Code regulations.

• **Fee in Lieu report**

Member Chris Thomas suggested that a copy of the report on what the Fee in Lieu fund has been used for historically should be sent to everyone. It was noted that the Fremont Lot proposal could be calendared for the Commissioners July 28th meeting.

• **Residential Parking**

The members reviewed some suggestions from Member Thomas on residential parking and discussed his recommendation that a professional parking study would be a fair approach to the issue and all its options.

Chairman Knapp said the parking signs are here and will be put up to make the adjustments to parking on Church Street that were approved by the Commissioners.

- **Talbot Street Parking**

Chairman Knapp said so far, the Commissioners have been reluctant to remove parking on Talbot Street. Member Thomas said the safety issues may help to influence decision-making in favor of some changes. Chairman Knapp asked Member Thomas for greater detail and refinement of the public safety issues to put before the Commissioners.

Chairman Knapp confirmed the Planning Commission's presentation before the Commission at their meeting on July 28th. He then explained the revision in the Fee-in-Lieu requirements in response to a question from Karen Wald of Grace Street.

V. Adjournment

As there were no other comments or matters for discussion, Chairman Knapp adjourned the meeting at 2:14 p.m.

Minutes approved by 4-0 vote in favor on 20th day of July, 2021.



Jefferson Knapp, Chairman