

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

Workshop  
July 20, 2021 - 1:00 P.M.

**Present:** Planning Commission Chairman Jefferson Knapp and Commission Members Carol Parlett, Chris Thomas, and Cynthia Allen, and Zoning Officer Kymberly Kudla. Member Helen Herman was absent. Member Carol Parlett participated remotely.

**I. Call to Order**

Chairman Knapp called the in-person and remote 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**

- **July 13, 2021**

There were no changes or comments on the draft minutes of July 13, 2021. Member Carol Parlett made the motion to approve the minutes as presented. Member Cynthia Allen seconded it and the motion passed on a voice vote of 4-0 in favor.

**III. Items for Discussion**

- **CBMM Parking**

Chairman Knapp said the Planning Commission had received an outline of the Master Plan from the Museum. Steve Byrnes from the Museum described the current three stages of the master plan and provided updated information and changes from the earlier year. Chairman Knapp asked what would be ideal in terms of changes to the Code to make parking calculations workable for the Museum. Mr. Byrnes said the parking requirements needed to be based on the entirety of the museum campus (contiguous parcels) and not on individual structures. Ms. Kudla said she would draft language adding an Item #5 under Section 340-149(C) for the MM Zone and would forward to Peter Johnston and the Planning Commission members for their review and discussion at their next meeting.

- **Residential Parking**

Chairman Knapp said he had spoken to two of the Commissioners about their plans to hire an urban planner and whether the Planning Commission could then consult the planner for the residential parking issue. Chairman Knapp said the Planning Commission could be involved in the selection process if they wished. Chairman Knapp said this process would move forward once the Interim Town Manager was in place.

- **COSM Meeting agenda for July 28<sup>th</sup>**

Chairman Knapp said the Commissioners would be discussing the Fremont Street Parking lot and Talbot Street parking at their next meeting.

- **E-mail from Chesapeake Beach municipality**

Ms. Kudla said she had received an email asking for St. Michaels' experience with the Zoning Code re-write. Ms. Kudla said she would respond and suggest that they attend a Planning Commission meeting to discuss the re-write and St. Michaels' experience with updating its Comprehensive Plan.

- Fremont Street Parking (continued)

Commissioner Bibb joined the members in more discussion of a Fremont Street Parking Lot and public safety on Talbot Street. Carol Parlett asked about the signage for the Post Office safety issue. Chairman Knapp said the trees needed to be trimmed along Church Street and then the signs would go up.

#### **IV. Adjournment**

Chairman Knapp said the next Planning Commission meetings would be August 3<sup>rd</sup> and August 17<sup>th</sup>. The meeting was adjourned at 2:04.

Minutes approved by 3-0 vote in favor on 3<sup>rd</sup> day of August, 2021.

  
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Jefferson Knapp, Chairman