

St. Michaels Planning Commission
St. Michaels Town Office
300 Mill Street
Regular Meeting
August 17, 2021 - 1:00 P.M.

Present: Planning Commission Chairman Jefferson Knapp and Commission Members Carol Parlett (arriving late), Chris Thomas and Cynthia Allen, Zoning Officer Kymberly Kudla. Member Helen Herman was absent.

I. Call to Order

Chairman Knapp called the Planning Commission's in-person and remote workshop to order at 1:10 p.m. in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland.

II. Approval of Minutes

- August 3, 2021

Chairman Knapp said he had one correction to the minutes of August 3, 2021. As there were no other comments, he called for a motion to approve the minutes as corrected. Member Chris Thomas made the motion, which was seconded by Member Cynthia Allen. The motion then passed on a voice vote 3-0 in favor.

III. Preliminary Ste Plan Review

- Chesapeake Bay Maritime Museum (CBMM) - Applicant is proposing a new multipurpose building and additional parking lot (Foggs Landing).

Chairman Knapp announced that the Planning Commission would not be reviewing the CBMM preliminary site plan today pending resolution of Critical Area Commission (CAC) questions regarding setbacks and maintaining the 100-foot buffer. Zoning Officer Kudla said the CAC questions were provided in the members' information packets. Steve Byrnes of the CBMM confirmed that the museum would be reviewing its options over the next couple of weeks and determine how to address the CAC's issues.

IV. Public Hearing -Text amendment to 340-149 – Location of Off-Street Parking

Chairman Knapp said that Ms. Kudla had added a No. 5 to the text of 340-149, with everything else remaining the same. Chairman Knapp read the title of the change into the record: "Maritime Museum MM for parcel zoned MM: required parking may be provided offsite on adjacent parcels provided that the specific parcels are contiguous to one another or are separated only by a public street or right-of-way." Chairman Knapp added that the change was to allow the museum a little more flexibility and the ability to use the whole parcel in calculating parking requirements. Chairman Knapp called for public comment. There were no comments from the public or the members. Chairman Knapp called for a motion to forward the change on to the

Commissioners for their approval. Member Thomas made the motion, which was seconded by Member Allen, and which then passed on a voice vote of 4-0 in favor.

V. Items for Discussion

- **Parking Update**

Ms. Kudla said that the public hearing on the parking text amendment had been moved to the Commissioners' meeting on August 25th. Chairman Knapp said he would be attending a meeting with the State Highway Administration in Chestertown on Thursday, August 19th, along with two Commissioners, Zoning Officer Kudla, Town Manager Jeff Rhodes, and Jeff Richardson, Director of Public Works to discuss the proposal to remove of parking on Talbot Street and to get approval for the additional one-way signage for the Post Office. Chairman Knapp said that Jeff Richardson had agreed to talk to the homeowner of the property with trees overhanging the portion of Church Street that the Town wants to mark as "no parking" with painted yellow curbing and signage. Member Chris Thomas said that the Commissioners agreed not to put a time limit on the "loading zone" at their last meeting. The members discussed other signage on Talbot Street and the timetable for the proposed Fremont Street parking lot. The members also talked about the Fee-in-Lieu fund, proposed sidewalks for Railroad Avenue and crosswalks in the Town.

Chairman Knapp suggested that the Farmers' Market signage needed to be revisited on their agenda for the next meeting on September 7th. The members agreed on September 21st, and October 12th and 19th at 1:00 p.m. for their future meetings.

VI. Adjournment

The meeting was adjourned at 1:49 p.m.

Minutes approved by 4-0 vote in favor on 21st day of September, 2021.


Jefferson Knapp, Chairman