

St. Michaels Planning Commission  
St. Michaels Town Office  
300 Mill Street  
**Regular Meeting**  
September 7, 2021 - 1:00 P.M.

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

**I. Call to Order**

Chairman Knapp called the Planning Commission's in-person and remote workshop to order at 1:05 p.m. in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland. Chairman Knapp acknowledged Michael Hannon, who said he wanted to listen in on any discussion of parking, as he was planning to suggest a project at a future Planning Commission meeting.

**II. Approval of Minutes**

- August 17, 2021

Chairman Knapp noted the approval of minutes was postponed to the next meeting as there was no quorum for a vote.

**III. Items for Discussion**

- **Parking Update**

Chairman Knapp provided an update on the Fremont Street parking lot, noting that Casey Rauch expected to have plans for review at the next Planning Commission meeting. Chairman Knapp said the plans could then be forwarded to the Commissioners with recommendations. Chairman Knapp said the Commissioners would be reviewing the Fee-in-Lieu issue at their meeting this evening. He added that Doug Rollow of Water Street had an objection to Paragraph D in the Fee-in-Lieu language and the issue may have to be removed from the Commissioners' agenda for further discussion.

- **Comprehensive Plan – Chapter 6 (Transportation) and Chapter 9 (Parks)**

Chairman Knapp said he had sent Chapter 6 and Chapter 9 to the members for their review. The members discussed revision of Chapter 6, perhaps eliminating public transportation goals for the existing private transportation provided by hotels and other private entities. The members also discussed pursuing grants for sidewalks on the North side of Railroad Avenue. Chairman Knapp said the grant application period opens up again in January and the Planning Commission would need permission from the Commissioners to pursue the grant and obtain letters of support from them and from the Rotary. The members then briefly discussed the Parks section and pursuing all of the entities that could help to extend the Nature Trail, including contacting Maryland Sustainable Communities for potential grants and the St. Michaels chapter of Rotary International. Kym Kudla said she would look into what might be available. Chairman Knapp

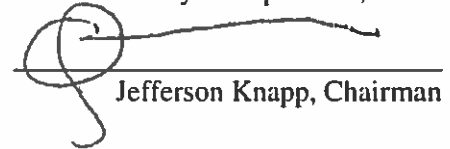
referenced Section 9.4.4 of the Comprehensive Plan, which talks about the establishment of a maintenance plan for the Town's parks. He said that no maintenance plan has ever been instituted to prevent deterioration of park facilities and that the Planning Commission should pursue it. A joint meeting with the Parks and Recreation committee to explore ideas was suggested.

**IV. Adjournment**

Chairman Knapp said the next meeting would be September 21<sup>st</sup> at 1:00 p.m. and that Michael Hannon would be presenting his project and hopefully a full commission could continue discussion of the items from today's meeting.

The meeting was adjourned at 2:00 p.m.

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



Jefferson Knapp, Chairman