

St. Michaels Planning Commission

St. Michaels Town Office

300 Mill Street

Virtual Session

December 7, 2021 - 1:00 P.M.

Present: Planning Commission Chairman Jefferson Knapp and Commission Members Carol Parlett, Cynthia Allen, Chris Thomas, and Helen Herman, Zoning Officer Kim Kudla, Assistant Codes Enforcement Officer Bill Gilmore, and Commissioners Aida Khalil and Tad duPont.

I. Call to Order

Chairman Knapp called the Planning Commission's remote regular meeting to order at 1:00 p.m. via Zoom.

II. Minutes

- November 16, 2021

Chairman Knapp said he had no comments or changes to the November 16th minutes. As there were no other changes, Member Chris Thomas made a motion to approve the minutes as presented. Member Parlett seconded it and the motion passed on a voice vote of 5-0 in favor.

III. NEW BUSINESS

- **Sketch Plan Review –913 S. Talbot Street – Storage unit for Marasun Roofing Co.**

Chairman Knapp acknowledged John Marrah, representing Marasun Roofing. Chairman Knapp and Mr. Marrah complimented Zoning Officer Kudla on her staff report for the project.

Chairman Knapp said he had some suggestions for screening of the storage unit from the road and from the neighboring veterinary clinic. Mr. Marrah said he was considering extending the existing screening all the way around the property including the school side, with permission from the school since he believed that section belonged to them. Chairman Knapp said that the Planning Commission could only recommend the additional screening, but it would be the "neighborly" thing to do. Mr. Marrah agreed. Member Parlett added that the additional screening would provide uniformity as well. Chairman Knapp said the sketch should show any landscaping, including a shade tree and low plantings or planter boxes to soften the front of the building. Mr. Marrah agreed landscaping was part of the overall plan, along with improvements to the front facing fence section. There were no other comments from the Zoning Officer or the other members.

Chairman Knapp made a motion to move the project on to the Technical Advisory Committee and then to the Preliminary Site Plan Review. Member Parlett seconded it, and the motion passed on a voice vote of 5-0 in favor.

IV. Items for Discussion

- Tents as permanent structures

Chairman Knapp referenced notes he had obtained from Peter Johnson. He directed members' attention to the uses section of Chapter 108 to which Peter Johnson had added guidance on "tents and other membranes." The members discussed sizes and zones, private vs. commercial uses, time restrictions, permitting and enforcement. After some additional discussion, Chairman Knapp said he would take all suggestions back to Peter Johnson and invite him to join the next Planning Commission meeting for further review.

- Trash

The members discussed the Commissioners trash proposal. After a lengthy discussion, the members decided to provide an update to the Commissioners on where they were in their deliberations. Ms. Kudla said she would do a draft write-up and circulate it to the members for their input and changes.

V. Adjournment

Chairman Knapp asked if the members could agree with a 2:00 p.m. start time for their meeting on December 21st. The members were amenable to the change. The meeting was adjourned at 1:50 p.m.

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



Jefferson Knapp, Chairman