

**St. Michaels Planning Commission**

**St. Michaels Town Office**

**300 Mill Street**

**Virtual Session**

**February 1, 2022 - 1:00 P.M.**

**Present:** Planning Commission Chairman Jefferson Knapp and Members Cynthia Allen, Helen Herman and John Novak, Zoning Officer Kym Kudla, Commissioners Tad duPont and David Breimhurst, and members of the public. Member Chris Thomas was absent.

**I. Call to Order**

Chairman Knapp called the Planning Commission's remote regular meeting to order at 1:03 p.m. via Zoom.

**II. Minutes**

- January 18, 2022

Chairman Knapp said minutes for the January 18<sup>th</sup> meeting would be reviewed at the next meeting.

**III. New Business**

- 913 S. Talbot Street – Marasun Roofing Storage Building  
Preliminary/Final Site Plan Review

Ms. Kudla said Casey Rauch of Rauch Engineering is comfortable with the changes made to the final site plan and he said he had stopped by the site and has no issues with the drainage.

Chairman Knapp called for comments from the Commission members and the public. There were no comments from members. Doug Rollow of Water Street questioned whether the design of the storage shed was considered. There was a discussion of the design requirements in the Code (Section 340-183, Article 17 Design) as recently updated. Chairman Knapp then made a motion to approve the Final Site Plan for 913 S. Talbot Street storage shed as presented. Member Helen Herman seconded it and the motion passed on a voice vote of 4-0 in favor.

**IV. Items for Discussion**

- Concept Plan – former gas station property

Ms. Kudla said she had a tentative date of February 15<sup>th</sup> for Planning Commission review of a concept plan from the applicants developing the former gas station property. Ms. Kudla added that Lane Engineering has already made design changes to the original submission, particularly a height reduction.

Commissioner duPont said he agreed that major development plans should be brought to the attention of the community early to allow residents to become involved in the process. Ms. Kudla suggested that site plan review projects could be a separate category and have a specific location on the website that would be easy for residents to identify and access.

- Grants

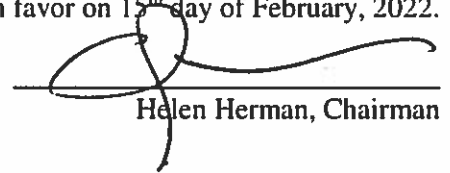
Ms. Kudla said both grants sent to her from the Planning Commission were matching grants which would need Commissioners' approval and a determination of the amount of the match. Chairman Knapp asked staff to put grants on the agenda for the next meeting.

Chairman Knapp announced that, due to personal circumstances, he would be temporarily stepping down as Chairman of the Planning Commission and that Helen Herman, Vice Chairman, would be filling in for him. He noted the next meeting would be February 15, 2022 at 1:00 p.m.

**V. Adjournment**

The meeting was adjourned at 1:45 p.m.

Minutes approved by 3-0 vote in favor on 15<sup>th</sup> day of February, 2022.



Helen Herman, Chairman