

St. Michaels Planning Commission

St. Michaels Town Office

300 Mill Street

Virtual Session

February 15, 2022 - 1:00 P.M.

Present: Planning Commission Acting Chairman Helen Herman and Members John Novak and Jefferson Knapp, Zoning Officer Kym Kudla, and members of the public. Members Cynthia Allen and Chris Thomas were not present.

I. Call to Order

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

II. Minutes

- January 18, 2022
- February 1, 2022

Acting Chairman Herman called for comments on minutes for the January 18th meeting. Member John Novak had some clarifications which were explained by Zoning Officer Kudla. There were no other comments. Acting Chairman Herman called for a motion to approve the January 18th minutes as presented. Member Novak made the motion which was seconded by Member Knapp, and which passed on a voice vote of 4-0 in favor. Acting Chairman Herman then called for comments on the minutes of February 1, 2022. There were no comments or changes. Member Chris Thomas made the motion to approve the February 1st minutes as presented. Member Novak seconded it and the motion passed on a voice vote of 4-0 in favor.

III. Items for Discussion

- 906 S. Talbot Street – informal discussion with applicants of the concept plan for a proposed boutique hotel

Lindsey Ryan introduced herself as representative for the applicant Shashi Patel. Ms. Ryan presented an overview of the proposed plan for a hotel on the former gas station property at 906 S. Talbot Street. Mr. Patel also introduced himself and provided background on his experience in the hotel industry. Ms. Ryan also introduced Jared Beyer of Lane Engineering, Sean Callahan and Mike Clifford, architect for the project. Sean Callahan provided a history of the property sharing the original plat and existing conditions with those present. Jared Beyer shared the Lane Engineering plats. Mike Clifford presented the architectural site plan and visuals for a 2 ½ story structure with 83 parking spaces, 75 guest rooms, and breakfast only dining for guests.

Acting Chairman Herman thanked the group for their presentation and said she especially appreciated the screened parking being pushed toward the rear of the property. Member Novak said he was pleased to see that parking was set back from the street, and the building is simple and low-key. He added that he appreciated being able to have a preliminary look at the proposal prior to formal site plan review. Mr. Novak suggested that the project get design input from the

Town's Historic District Commission. He also said he did have concerns about the parking and the height of the structure and had questions about the Critical Area boundary on the property. Member Knapp said he thought the design needed to better integrated into the overall St. Michaels townscape. Mr. Knapp said he also had concerns about the project's density and its proximity to the school. Acting Chairman Herman then invited public comment. Craig Mahler of Water Street had a question about drainage and buffering. Ms. Kudla said the buffer on the property was a 25 ft. buffer required for non-tidal wetlands. Mr. Mahler said he wanted to make sure the current sewer system could handle the 75-room capacity of the proposed structure. Member Knapp the County sewer system had built in future growth and capacity and that it should be adequate. Vice Chairman Herman thanked the group for their presentation said the Planning Commission does support the project and looks forward to working with them. Ms. Kudla encouraged members of the public to submit any written comments or question to her.

- Update on Railroad Avenue

Acting Chairman Herman opened a discussion of the grants for the Nature Trail extension. Ms. Kudla said she thought the deadline for submission of the grant was April 1st. Member Knapp said the Commissioners would need to have a definitive estimate for the engineering study and the matching funding needed from them.

- Site Plan Review Notification

Acting Chairman said she would like to have this discussion with all members of the Commission present and suggested that the issue be postponed to the next meeting agenda. The other members agreed.

IV. Adjournment

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

Minutes approved by 5-0 vote in favor on 1st day of March, 2022.

Jefferson Knapp, Chairman