

**St. Michaels Planning Commission  
St. Michaels Town Office  
300 Mill Street**

In Person and Virtual Session

May 17, 2022 - 1:00 P.M.

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

**I. Call to Order**

Chairman Knapp called the Planning Commission's regular meeting to order at 1:03 p.m. in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland.

**II. Minutes**

- Approval of minutes – April 19 and May 3– moved to the June 7<sup>th</sup> meeting.

**III. New Business**

*Annexation Request – 201 Boundary Lane – Environmental Concern*

On behalf of Environmental Concern, Attorney Zach Smith summarized the reasoning for seeking annexation - to combine the lots into one parcel finding support from the Comprehensive Plan. If the County grants the request the town would effectively grant an R-1 zoning.

Zach Smith clarified that the request is to have uniform zoning on the 2 parcels.

John O'Conner of W. Chew Ave. asked about the RC County designation and permitted uses in the R-1. Kym Kudla stated that it would still be a non-conforming use, but the piece is subject to the critical area zoning of RCA regulations.

Langley Shook of TriceFields gave a background to the history of Hatton's Gardens and had concerns regarding future development adding that he could not support the annexation.

Roy Myers of Chestnut Street noted that the Sea level Rise Commission has a grant to look at sea level rise including Boundary Lane.

Chairman Knapp commented that if approved and property sold could be subdivided after review by the Planning Commission.

Langley Shook stressed that more detailed information is needed before making a recommendation.

Kym Kudla commented that the Planning Commissions purview is to evaluate how the proposed Annexation fits in with Chapter 2 of the Comprehensive Plan.

John O'Conner asked if this was simply an administrative issue.

Member Allen would like additional information prior to approval.

Member Herman said it's the property owner's choice and the planning commission is offering a recommendation to the Commissioners who ultimately have the decision to annex the property, she gave reasons for approval.

Chairman Knapp preferred taking more time to consider the effects on the town as well as holding off for hopefully a full panel of 5 planning commission members.

Zack Smith asked if or what additional information was needed to move forward.

Chairman Knapp made a motion to table the request for the Annexation of 201 Boundary Lane to the June 7<sup>th</sup> meeting, seconded by Member Allen and carried on a vote of 3:0 in favor.

*Noise*

Mr. Rollow - 405 Water Street stated that he is available for any questions regarding a background memorandum items he submitted to the Planning Commission last week.

Chairman Knapp made a motion to move the following items to the June 7<sup>th</sup> Planning Commission meeting. Seconded by Member Allen and carried on a vote of 3 to 0 in favor.

The following agenda items will be placed on the June 7<sup>th</sup> 1:00 Planning Commission meeting.

- Noise
- Tent Regulations
- Grant for Nature Trail extension
- Tree Planting Grant

**Adjournment**

The meeting adjourned at 2:24 pm.

Minutes approved as submitted by 5:0 vote in favor on the 7<sup>th</sup> day of June, 2022.



---

Jefferson Knapp, Chairman