

**St. Michaels Planning Commission**  
**St. Michaels Town Office**  
**300 Mill Street**  
In Person and Virtual Session  
June 7, 2022 - 1:00 P.M.

**Present:** Planning Commission Chairman Jefferson Knapp and Members Cynthia Allen, Helen Herman, Chris Thomas, John Novak, Zoning Officer Kym Kudla, and members of the public.

**I. Call to Order**

Chairman Knapp called the Planning Commission's regular meeting to order at 1:00 p.m. in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland.

**II. Minutes**

- April 19 - Member Thomas made the motion to approve the minutes of April 19, 2022, with proposed changes. Member Allen seconded the motion, which then passed on a voice vote of 5-0 in favor.
- May 3- Member Thomas made the motion to approve the minutes of May 3, 2022, as presented. Member Herman seconded the motion, which then passed on a voice vote of 5-0 in favor.
- May 17 - Member Thomas made the motion to approve the minutes of May 17, 2022, as presented. Member Novak seconded the motion, which then passed on a voice vote of 5-0 in favor.

**III. Old Business**

*Tabled from May 17 - 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. He is under the belief that the demarcation of the lot was a mistake which cannot be proved adding that there is no plan to sell or develop the lot.

Member Thomas questioned why it has taken so long to bring this matter to the attention of the town. Mr. Slear supplied a Talbot County land use maps to show that our maps follow the incorrect boundaries. The discussion continued in regard to a clerical error.

Ms. Slear confirmed that any permits/zoning questions dealing with the parcel were directed to the town and not Talbot County. Mr. Smith responded to the existing Zoning issue. Member Herman reiterated that this was discussed at the last meeting. Member Thomas asked about what would happen if the lot was developed.

Public Comment: Langley Shook of Tricefields believes that the designation by the County was done purposefully.

Member Herman made a motion to forward a recommendation for annexation into the town with an R-1 zoning designation. Motion seconded by Member Thomas and carried on a vote of 4-0. Member Novak abstained.

Chairman Knapp gave an update on the hotel project

#### **IV. New Business**

*Preliminary/final Site Plan Review- 124 S. Fremont Street – Parking Lot*

Mr. Gilmore spoke on lighting by reducing cost and less impact to neighborhood by removing lights and incorporating lights onto the existing utility poles.

Chairman Knapp made a motion to approve with condition of Critical Area approval and changing the lights, seconded by Member Herman and passed on a vote of 5-0 in favor.

#### **V. Discussion items**

*Noise*

Members to submit comments to Kym Kudla, to be discussed at the next meeting.

Chairman Knapp made a motion to move the following items to the June 21<sup>st</sup> Planning Commission meeting. Seconded by Member Allen and carried on a vote of 5-0 in favor.

The following agenda items will be placed on the June 21<sup>st</sup> 1:00 Planning Commission meeting.

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

#### **Adjournment**

The meeting adjourned at 3:00 pm.

Minutes approved as submitted by 4-0 vote in favor on the 21<sup>st</sup> day of June, 2022.



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Jefferson Knapp, Chairman