

**St. Michaels Planning Commission**  
**St. Michaels Town Office**  
**300 Mill Street**  
In Person and Virtual Session  
July 5, 2022 - 1:00 P.M.

**Present:** Planning Commission Chairman Jefferson Knapp and Members Cynthia Allen, Chris Thomas, Helen Herman, John Novak, Zoning Officer Kym Kudla, Town Administrator Rob Straebel, 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**

- June 21, 2022 – Deferred to next meeting

**III. Discussion items**

*Hotel Update*

Chairman Knapp provided an update on where in the process the hotel project currently sits.

The floor was open to public comment:

Karen Wald of Grace Street commented on noise issues.

Mark Berman of San Domingo Cove referenced Chapter 11 of the Comprehensive Plan and had questions/concerns regarding the uses within the hotel and the sketch plan review.

Debra Alms of Cherry Street asked what the residents can do to prevent this development.

Melissa Mahoney of Dodson Avenue submitted a petition in opposition of the hotel.

Robert Vitale of New Post Road questioned the board's ability to deny the hotel.

Andrea Roberson of Talbot Street asked for a feasibility study.

Jennifer Pagoda of Talbot Street suggested formation of a subcommittee to work with the hotel applicant.

Peter Gorman of Washington Drive spoke in opposition.

Lesley Potter of Douglass Lane spoke on the safety of allowing the hotel in this location.

Aida Khalil of Trusty Street spoke on the potential for changing the code.

Paul Bernhardt of W. Maple Avenue spoke against letting a franchise into town.

Kathleen Gagan of W. Maple Avenue stated the hotel will threaten the residential scope of the area.

Diane Postlewaite of San Domingo Cove spoke in opposition of the hotel.

Rene Nentwig of Chestnut Street commented that when the code was written probably didn't anticipate a project of this size.

Charlotte Snead of Mount Misery Road spoke in opposition to the hotel.

Andy Roberson of Talbot Street asked for clarification on how to amend the code.

Sean Callahan of Lane Engineering who is working with the applicant commented on the review process.

Discussion ensued on the site plan review process. Planning Commission members agreed to send the hotel back to sketch plan review.

Noise

Terye Knopp and Joan McNamarra reviewed their attached comments provided to the board.

Member Novak stated his views on noise.

Discussion ensued on the legality of the current code. Mr. Straebel suggested sending to the town attorney for review.

Due to time, the board agreed to move the remaining agenda items to the July 19<sup>th</sup> meeting.

**Adjournment**

The meeting adjourned at 4:31 pm.

Minutes approved as submitted by 5-0 vote in favor on the 19<sup>th</sup> day of July, 2022.



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Jefferson Knapp, Chairman