

**St. Michaels Planning Commission**  
**St. Michaels Town Office**  
**300 Mill Street**  
In Person and Virtual Session  
August 2, 2022 - 1:00 P.M.

**Present:** Planning Commission Chairman Jefferson Knapp and Members Chris Thomas, John Novak, Zoning Officer Kym Kudla, Code Compliance Officer Bill Gilmore, and members of the public.

**I. Call to Order**

Chairman Knapp called the Planning Commission's regular meeting to order at 1:07 p.m. in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland.

**II. Minutes**

- July 19, 2022 - Member Thomas made the motion to approve the minutes of July 19, 2022, as presented. Member Novak seconded the motion, which then passed on a voice vote of 3-0 in favor.

**III. Discussion items**

*Tents*

Chairman Knapp reviewed the town attorney comments and comments submitted by Chesapeake Bay Maritime Museum.

Discussion ensued on tent size and inspections. Mr. Gilmore will confer with the state Fire Marshal regarding tent inspections.

Sydney Trond of Gourmet by the Bay spoke on public/private events and the requirement of inspections.

Debra Alms of Cherry Street also spoke regarding tent requirements.

Discussion continued with the recent history of tents within town and potential for regulating based on use.

Ms. Kudla to draft an amendment for tents based on the use.

*ADUs*

Chairman Knapp reviewed the owner occupancy requirement and why this should be eliminated.

Debra Alms of Cherry Street and Charlotte Snead of Mt. Misery Road made inquiries regarding ADUs.

Paulette Florio of Talbot Street (former Planning Commission member) gave a brief review of why these requirements were put into the rewrite.

Discussion ensued on the restrictions.

Ms. Kudla agreed to have a draft ordinance prepared for review.

*Trees*

Member Thomas commented on the rights of property owners.

Discussion ensued on tree mitigation regarding Historic District, and Critical Area.

Aida Khalil of Trusty Street stated her support of tree mitigation regulations.

Debra Alms of Cherry Street spoke on the Comprehensive Plan.

Ms. Kudla agreed to draft a tree mitigation amendment for review.

*Other items*

Doug Rollow of Water Street spoke up about the issue of property owners without driveways being allowed to have reserved parking in front. Ms. Kudla reiterated that the code was recently amended to allow for those without a driveway to place cones with approval from Chief of Police.

**Adjournment**

The meeting adjourned at 3:54 pm.

Minutes approved as submitted by 5-0 vote in favor on the 13<sup>th</sup> day of October 2022.

A handwritten signature in cursive script, appearing to read "Helen Herman", is written over a horizontal line.

Helen Herman, Chairman