

**St. Michaels Planning Commission**  
**St. Michaels Town Office**  
**300 Mill Street**  
In Person and Virtual Session  
September 1, 2022 - 11:00 A.M.

**Present:** Planning Commission Acting Chairman Helen Herman and Members Chris Thomas, John Novak, and Cynthia Zoning Officer Kym Kudla, Town Administrator Rob Straebel, and members of the public. Member Allen joined the meeting at 11:07a.m.

**I. Call to Order**

Acting Chairman Herman called the Planning Commission's regular meeting to order at 11:02 a.m. in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland.

**II. Minutes**

- August 2, 2022 – Chairman Herman tabled the minutes until next meeting due to lack of quorum of members present during that meeting.

**III. Old Business**

*Tents*

Discussion ensued on tents over existing outdoor dining areas. Members agreed to allowing tents over dining areas on a seasonal basis (April to October) with annual permit, Historic District Approval, and Fire Marshall approval.

Zach Smith, on behalf of Inn at Perry Cabin, stated that many times they will have back-to-back events in which the tent will remain up longer than the 7 days permitted for private events. Members agreed to exempt Waterfront Development zone from the permitting requirements for tents.

Member Thomas motioned to send the proposed regulations with the changes noted above to the Commissioners of St. Michaels. Upon a second by Member Allen, the motion passed on a 4-0 vote.

**IV. New Business**

*Comprehensive Plan Amendment*

Members discussed the drafted amendment which proposes to extract the portion of Environmental Concern out of Mutual Area of Interest 5 and create a Potential Area of Annexation C.

Zach Smith spoke on behalf of the property owners in favor of the proposed draft.

Langley Shook commented on the history of the property and urged the members to table the issue until the overall comprehensive plan update.

Stephen Huntoon of 122 W Chestnut Street urged the members to deny the proposed amendment.

Member Thomas motioned to send the draft amendment to the State as written and to hold the public hearing on November 3<sup>rd</sup> at 11am. Upon a second by Member Allen, the motion passed on a 4-0 vote.

## **VI. Discussion items**

### *Tree Mitigation*

Members discussed the rights of property owners in relation to tree removal and mitigation.

Member Thomas motioned to recommend not amending the code requiring property owners to mitigate for tree removal. Upon a second by Member Herman, the motion passed on a 3-1 vote.

### *Next Meeting*

Next meeting would typically be September 15<sup>th</sup>, but a quorum of members would not be present. The members agreed on October 13<sup>th</sup> at 11am.

### *Elections*

Due to the opening of the Chairman position new officers must be selected.

Member Herman nominated Chris Thomas as Vice Chairman. Upon a second by Member Allen, the motion passed on a 4-0 vote.

Member Thomas nominated Helen Herman as Chairman. Upon a second by Member Allen, the motion passed on a 4-0 vote.

## **Adjournment**

The meeting adjourned at 12:16 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