



THE COMMISSIONERS OF ST. MICHAELS

SETTLED 1670-1680

INCORPORATED 1804

PLANNING COMMISSION

300 MILL STREET

P.O. BOX 206

ST. MICHAELS, MD 21663

TELEPHONE: 410.745.9535

FACSIMILE: 410.745.3463

St. Michaels Planning Commission

Revised 3-8-23

Thursday April 6, 2023

11am: Boy Scout Cabin, 407 St. Mary's Square, St. Michaels

- **Meeting called to order**
- **Pledge of Allegiance**
- **Approval of minutes**
 - *March 2, 2023*
- **Old Business – continuation of public hearings**
 1. **Zoning Ordinance Text Amendment: Formula Businesses**
An amendment to the code to regulate formula (franchise & chain store) businesses by requiring special exception public hearings for certain type of businesses, and allowing other type of formula businesses as permitted uses;
 2. **Zoning Ordinance Text Amendment: Article XVII, Design (PREVIOUSLY GATEWAY COMMERCIAL GC, REVISED FROM MARCH 2nd MEETING)**
An amendment to the code to regulate development design and to amend Article XVII Design of the Zoning Ordinance and Sections §340-183 Statement of Intent; §340-184 Applicability, and §340-185 Compatibility Standards.
- **New Business – Public Hearings**
 3. **Zoning Ordinance Text Amendment: Tree Mitigation**
An amendment to Article XVI, Landscaping for purposes of updating the code in regards to tree removal criteria and fee in lieu mitigation fund regulations.
 4. **Zoning Ordinance Text Amendment: Accessory Use Setbacks**
An amendment to modify the side yard setback for accessory structures in R1 residential zoning for townhouses and duplexes.
 5. **Preliminary Site Plan #22-45, Markham:** 103 E. Chestnut St. A proposed 2nd floor addition for a 2-bedroom short term rental.
 6. **Preliminary Site Plan #23-48, Gina's Café:** 601 S. Talbot. A proposal to construct a 20' x 30' (600 s.f.) open pavilion over existing patio area.
- **Discussion Items**
Planning Commission Rules & Procedures. Continuation of Discussion
- **Adjournment**

Zoom Meeting Information:

Join Zoom meeting by computer or smart phone:

<https://us02web.zoom.us/j/3264261778>

Meeting ID: 326 426 1778

To join with audio only by phone: 1 301 715 8592 Meeting ID: 326 426 1778