

# MINUTES



**Commissioners of  
St Michaels  
Meeting Minutes - Working and Closed Session  
Wednesday, April 12, 2023, 6:00 pm - 8:00 pm  
St. Michaels Branch of the Talbot Co. Library  
106 S. Fremont Street  
St. Michaels, MD 21663**

1. 6:00 - Call to Order for Working Session - Pledge of Allegiance

Commissioner Breimhurst, President, called to order the Working Session of the Commissioners of St. Michaels at 6:00 pm in St. Michaels, Maryland and the Pledge of Allegiance was recited. Also present at the meeting were Commissioners Joyce Harrod, Tad duPont, Katrina Whittington, and Al Mercier. Other representatives include Town Administrator Rob Straebel, Town Clerk Vickie Sharp, Town Planner Steve Ball, and Special Project Manager/Code Compliance Officer Eric Knapp. Approximately 21 members of the public were present as well as remote attendees on Zoom.

2. Announcement of Closed Session

The Commissioners will meet in a closed session after adjournment of Open Session pursuant to Maryland Code, under the Open Meetings Act, General Provisions Article Section §3-305(b) to discuss the following: (7) To consult with counsel to obtain legal advice.

3. Announcements from COSM and Staff

A special thank you was sent out to the Parks and Recreation for the beautiful Spring flowers and clean up. Also a special thank you to all the volunteers and committees that work hard to keep St. Michaels clean and beautiful.

4. Comments from the Public

No comments at this time

5. Special Presentations and Announcements

Proclamation for Mary Lou McAllister was postponed until a later date.

Representatives from Easton Utilities presented their Broadband service. This service will be coming through Town in the near future as part of the State of Maryland to provide Broadband service to the underserved in Maryland. The Town will be working on finalizing the franchise contract with Easton Utilities so that they may install their service through town.

Representative from Fovndry gave a presentation for a marketing proposal for the Town for FY24.

Jim Fulton with the Historic District discussed the signage that would be installed stating the Historic District. Was asked to provide the exact locations where the signs would be installed.

6. Consent Agenda for Minutes and Events

Consent Agenda was approved, Commissioner duPont motioned and approved the Consent Agenda. Commissioner Harrod seconded and was passed on roll call vote 5-0 in favor.

7. Bids and Contracts

Bids were received and opened for the construction to Fremont Street parking lot improvement. Choptank Excavating, LLC was the low bid. This item has been tabled.

8. Boards and Commission Appointments

Mike Bibb was appointed to the Waterways Management Advisory Board for a 3 year term, January 1, 2023 to December 31, 2026.

9. Ordinances for Consideration or Introduction

Steve Ball presented Ordinance No. 539, was discussed on January 25, 2023 and introduced today by Commissioner Whittington and seconded by Commissioner Mercier with changes as noted, voted 5-0 in favor to move forward to a public hearing scheduled for May 10, 2023.

**ORDINANCE NO. 539 - AN ORDINANCE AMENDING CHAPTER 340, "ZONING", TO RESTRICT THE ESTABLISHMENT OF CERTAIN BUSINESSES COMMONLY KNOWN AS FRANCHISES, CHAINS, AND FORMULA BUSINESSES IN THE TOWN IN ORDER TO PROTECT THE TOWN'S GENERAL CHARACTER.**

Steve Ball presented Ordinance No. 542, was discussed on December 14, 2022 and introduced today by Commissioner Mercier and seconded by Commissioner Whittington, voted 5-0 in favor to move forward to a public hearing scheduled for May 10, 2023.

**ORDINANCE NO. 542 - AN ORDINANCE OF THE TOWN OF ST. MICHAELS AMENDING TOWN CODE, CHAPTER 340, "ZONING", AMENDING ARTICLE XVII, "DESIGN", SECTION 340-183, "STATEMENT OF INTENT", SECTION 340-184, "APPLICABILITY", AND SECTION 340-185, "COMPATIBILITY STANDARDS", FOR THE PURPOSE OF PRESERVING THE CHARACTER OF THE TOWN'S COMMERCIAL DISTRICTS AND PROTECTING THE TOWN'S ECONOMIC WELL BEING.**

Steve Ball presented Ordinance No. 543, was discussed on March 22, 2023 and introduced today by Commissioner Mercier and seconded by Commissioner Whittington, voted 5-0 in favor to move forward to a public hearing scheduled for May 10, 2023.

**ORDINANCE NO. 543 - AN ORDINANCE OF THE TOWN OF ST. MICHAELS AMENDING TOWN CODE, CHAPTER 340, "ZONING", ARTICLE VIII, "SUPPLEMENTAL USE REGULATIONS," SECTION 340-91 "REQUIREMENT FOR FIRE APPARATUS ACCESS FOR NEW DEVELOPMENTS" FOR THE PURPOSE OF IMPROVING EMERGENCY AND FIRE ACCESS SERVICES TO LARGE DEVELOPMENT PROJECTS AND FOR THE SAFETY AND WELL BEING OF THE CITIZENS OF ST. MICHAELS.**

Steve Ball presented Ordinance No. 544, was discussed on March 8, 2023 and introduced today by Commissioner Mercier and seconded by Commissioner Whittington, voted 5-0 in favor to move forward to a public hearing scheduled for May 10, 2023.

**ORDINANCE NO. 544 - AN ORDINANCE TO AMEND THE CODE OF THE TOWN OF ST. MICHAELS; CHAPTER 340 ZONING, TO AMEND ARTICLE IX DENSITY AND DIMENSIONAL REGULATIONS §340-101 ACCESSORY STRUCTURES IN RESIDENTIAL DISTRICTS AND FOR PURPOSES OF UPDATING THE CODE IN REGARD TO SETBACKS IN R1 ZONING DISTRICT.**

Steve Ball presented Ordinance No. 545, was discussed on March 8, 2023 and introduced today

by Commissioner Whittington and seconded by Commissioner Breimhurst, voted 5-0 in favor to move forward to a public hearing scheduled for May 10, 2023.

**ORDINANCE NO. 545 -AN ORDINANCE AMENDING CHAPTER 108, “BUILDING CONSTRUCTION”, SECTION 108-7, “CONSTRUCTION STANDARDS” OF THE TOWN CODE, TO ADOPT THE 2018 EDITIONS OF THE VARIOUS BUILDING CODES ADOPTED BY THE CITY.**

10. Comments from the Public

Roy Meyers stated that FEMA may be expediting grants. Will try to align the grants with the FY24 budget.

Hope Pinder addressed the Commissioners regarding the need for a Laundry Mat. Some residences do not have the proper transportation to travel to other towns for laundry service.

Aida Kahill suggested looking for a smaller group for the Marketing. Suggested to look at all the signs that are up already all over town suggested to look at them all before adding more for the Historic District. The Townhouse Setbacks need to be reconsidered.

11. Comments from the Commissioners

12. Commissioners Calendar

April 12, 2023 - COSM Working Session  
April 17, 2023 - Budget Session (5-7 pm)  
April 26, 2023 - COSM Legislative Session  
May 10, 2023 - COSM Working Session  
May 24, 2023 - COSM Legislative Session

13. Adjournment of Open Session

At close of Open Session, COSM will convene into Closed Session

Commissioner duPont motioned to end the Open Session and seconded by Commissioner Harrod. Passed in favor on a roll call of 5-0.

14. Call to order for Closed Executive Session

The Commissioners voted to hold a Closed Session after the Open Session on Wednesday, April 17, 2023 pursuant to Maryland Code, under the Open Meetings Act, General Provisions Article Section §3-305(b) to discuss the following: (7)To consult with counsel to obtain legal advice.

Commissioner Harrod made a motion to go into a Closed Session, seconded by Commissioner duPont and passed on roll call in favor 5-0.

15. Adjournment of Open and Closed Session

Submitted by

Vickie Sharp, Town Clerk

Public Participation: All comments from the public will be taken during the period set aside for "Comments from the Public." The "Comments from the Public" portion of the Commission agenda shall have a limited time period as determined by the Commissioners, and shall be at the beginning and at the end of each agenda. To be recognized, a member of the public should raise his or her hand and wait to be recognized by the President. Comments and questions should be

kept brief and to the point, and be directed to the President.