

# MINUTES



**Commissioners of  
St Michaels  
Meeting Minutes Working Session  
Wednesday, September 13, 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 pm - Call to Order for Working Session - Pledge of Allegiance

Commissioner Breimhurst, President, called to order a live and remote Working Session of the Commissioners of St. Michaels at 6:00 p.m. in St. Michaels, Maryland and the Pledge of Allegiance was recited. Also present at the meeting were Commissioners Joyce Harrod, Al Mercier, Tad DuPont and Katrina Whittington. Other Representatives included Town Administrator Rob Straebel, Town Planner Steve Ball, Town Clerk Vickie Sharp, incoming Town Clerk Trish Finneyrock and Captain Oswald. Approximately 10 members of the public were present as well as remote attendees on Zoom.

2. Announcements from COSM and Staff

Commissioner Harrod discussed Talbot County Mentors, a youth mentoring organization for children in Talbot County, Maryland. The organization has a need for volunteers to assist in their programs. She also advised of a field trip that she will be taking on September 14th with Mid Shore Regional Council to visit 4 businesses that received funds from the Rural Maryland Economic Fund.

Rob Straebel, introduced Trish Finneyrock as the new Town Clerk and advised of the promotion of Vickie Sharp, the current Town Clerk to the position of Finance Director as of October 2, 2023. He then advised that the Town is soliciting RFP's for the Town's new website redesign. Proposals are due September 27, 2023, and will be forwarded to the Town's Commissioners thereafter for their consideration.

Have received 3 proposals for flooding and storm water mitigation for the Cherry Street/Honeymoon Bridge, Harbor Walkway, Burns. St. and Mill St. areas from GMB, BayLand Consultants & Designer, and Rauch Engineering. The proposals will be reviewed by the Property Review Committee and submitted to the Town's Commissioners thereafter for their consideration of the highest bidder. Grant funding in the sum of One Hundred Eleven Thousand Dollars (\$111,000.00) from FEMA will be utilized for this project. MDOT was installing stormwater management swales to the roadway in front of The Inn at Perry Cabin that should not impact the traffic flow through Town. The new smart meter software program is up and running we are now using live data to verify consumption rates. Beta testing of the online bill pay will be happening with the new software. The Town estimates that there are still approximately 100 meters to be installed, waiting on some parts and the projected completion date is by the end of this year. September water bills will be based on the new water meter readings. Working on the master plan for the Boundary Lane Waterfront Master Plan (Environmental Concern property). Planning meetings are scheduled for October 3, 4, & 24, 2023 at the Christ Church on Willow Street. A flyer regarding the master plan will be developed and sent out via Constant Contact. Posting of same in public places throughout the community. A survey will be developed and sent out soon that will allow people to submit on-line as to how they would like to see the Environmental

Concern property evolve. The projected completion date is roughly the end of January, early February 2024. We have received 3 new lights for the Boy Scout Cabin, there are a total of 6 lights there now, once installed will get opinions on whether the other 3 would need to be replaced. Feel these lights will be much more compatible with the neighborhood. Roy Meyers handed out a status report from the Climate Change Sea Level Rise Commission regarding flood mitigation measures at E. Chew Street and W. Harbor Road. The Town was working with the Talbot County Emergency Services to monitor Hurricane Lee and any other natural disasters that may occur.

Commissioner Mercier spoke about the website design discussed earlier and that it was the intent of the Commissioners to have any payments made to the Town incorporated into the website design.

Steve Ball, Planning and Zoning Officer, presented on the Master Plan permit process; the surveys, flyers and comment form will all be available on the Town's website starting next week. The Parks & Rec Board and the Planning Commission were contacted requesting their assistance in notifying the public. He further advised that they were working on the Short and Long-Term Rentals to clarify issues in the application process.

Commissioner Mercier queried as to consolidating matters such as the issuance of permits and any code issues that are ongoing with Public Works or other departments. Mr. Ball noted that we currently split duties with MDIA, our building consultant, Kathy our new Code Enforcement Officer and that the documentation of permits and code violations could be documented.

Chief Oswald gave an update of upcoming events, St. Michaels Elementary School will be having back to school night and Officers will be out there handing out school supplies. SMCC will having a Block Party on Saturday, September 23rd. Will be meeting with the school Superintendent regarding school traffic concerns. Have a new officer starting in October. Current Officers will be getting their CPR certification. October is Domestic Violence Awareness Month developing at purple packet to hand out to victims of domestic violence.

Commissioner Harrod asked about Crossing Guard Rob, Chief stated he is no longer doing the job but a new Crossing Guard is handling the job now.

### 3. Comments from the Public

Mark Berman addressed the Commissioners regarding his meeting with the Historic District regarding utility poles. He put forward 2 recommendations from that meeting; inviting a representative from Choptank to speak to the Historic District Commission and, the Commissioners appointing an unofficial committee with perhaps 2 to 3 residents to move this matter forward.

Richard Loomis handed out to all the Commissioners a NO button. Thanked the Commissioners for the job they are doing.

Roy Meyers gave a summary of the West Harbor Road/East Chew meeting, this input is what will be given to GMB to draft the initial concept design for the next Sea Level meeting in October. Currently moving along on San Domingo Creek area as well.

### 4. Special Presentation

Proclamation stating that September 17th through 23rd as Constitution Week, presented to the Daughters of the American Revolution.

### 5. Consent Agenda for Minutes, and Events

Commissioner duPont motioned to approve the meeting minutes from August 9th and 23rd, 2023 as well as the event permits as submitted. Commissioner Harrod seconded and was passed on roll call vote 5-0 in favor.

Commissioner duPont motioned to approve the Department Reports as submitted. Commissioner Mercier seconded and was passed on roll call vote 5-0 in favor.

6. Ordinance for Public Hearing

Ordinance No. 547 - Noise - **AN ORDINANCE AMENDING CHAPTER 216, "NOISE", FOR THE PURPOSE OF CLARIFYING THOSE CONDITIONS THAT CONSTITUTE A NUISANCE IN THE TOWN AND THE INCREASING THE EFFICIENCY AND EFFICACY OF CODE ENFORCEMENT EFFORTS WITH RESPECT TO NUISANCE NOISE.** After comments from the Public, Commissioner duPont motioned and approved Ordinance No. 547 as presented. Commissioner Whittington seconded and was passed on roll call vote 5-0 in favor. Adopted September 13, 2023.

7. Ordinances for Introduction and Discussion

Ordinance No. 549 - Architectural Extensions in Setback - **AN ORDINANCE AMENDING THE CODE OF THE TOWN OF ST. MICHAELS; CHAPTER 340, "ZONING," ARTICLE IX, "DENSITY AND DIMENSIONAL REGULATIONS", §340-101G (3), "ACCESSORY STRUCTURES IN RESIDENTIAL DISTRICTS," FOR PURPOSES OF CLARIFICATION OF EXTENSIONS OF ARCHITECTURAL ELEMENTS INTO SETBACKS.** Comments from the Commissioners that existing structures will be Grandfathered in. Moved to Public Hearing on October 11, 2023.

Ordinance No. 550 - Cannabis Zoning - **AN ORDINANCE AMENDING CHAPTER 340, "ZONING", OF THE CODE OF THE TOWN OF ST. MICHAELS, TO ADD PROVISIONS RELATING TO THE OPERATION OF CERTAIN CANNABIS BUSINESSES IN TOWN BY AMENDING THE LISTINGS OF PERMITTED USES IN THE AGRICULTURAL USE CATEGORY AND THE COMMERCIAL USE CATEGORY; PROVIDING FOR SUPPLEMENTAL USE REGULATIONS FOR CANNABIS BUSINESSES; REORDERING THE USES LISTED IN THE AGRICULTURAL USE CATEGORY; AND AMENDING THE TABLE OF PERMITTED USES TO PERMIT THE OPERATION OF CANNABIS BUSINESSES IN CERTAIN ZONES.** After discussion of Ordinance No. 550 will be sent to the Planning Commission for consistency review with the comprehensive plan and their input and recommendation for zoning text amendments. Moved to Planning Commission.

Ordinance No. 551 - Burning Outdoor - **AN ORDINANCE REPEALING AND REENACTING AS AMENDED THE TOWN OF ST. MICHAELS CODE, CHAPTER 122, "BURNING OUTDOOR", FOR THE PURPOSE OF BETTER REGULATING OUTDOOR BURNING IN THE TOWN OF ST. MICHAELS IN ACCORDANCE WITH CURRENT FIRE CODES AND BEST PRACTICES.** After comments from the public and Commissioners of Ordinance No. 551, it was suggested to contact the county Fire Marshall to see if they have any suggestion regarding any language to add regarding grilles. Commissioner duPont motioned to move Ordinance No. 551 to an introduction pending any changes by County Fire Marshall. Commissioner Mercier seconded and was passed on roll call vote 5-0 in favor of introduction.

8. Old Business

9. New Business

10. Comments from the Public

Mark Berman quoted his Constitutional Rights regarding the possible ban of gas powered leaf

blowers.

11. Comments from the Commissioners

Commissioner Breimhurst noted that the Ban on gas-leaf blowers is up for a decision only and no decisions have been made at this time.

Commissioner duPont noted that there are alot of expenditures coming up and we need to think about what needs to be done now and what can wait.

12. Commissioners Proposed Calendar 2023

Reviewed the proposed calendar and cancelled the November 22, 2023 and December 27, 2023 meetings due to holidays. If needed would schedule a Special Session.

13. Announcement of Future Meetings - to be held at Library

September 27, 2023 - Legislative Session

October 11, 2023 - Working Session

October 25, 2023 - Legislative Session

November 8, 2023 - Working Session

December 13, 2023 - Working Session

14. Adjournment of Open Session

Adjournment of this Working Session was at 7:50 pm

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.