

St. Michaels Planning Commission
Boy Scout Building 407 St. Mary's Square
In Person and Virtual Session
Meeting Minutes
November 7, 2024 - 10:00 A.M.

Present: Planning Commission Chairman Chris Thomas, Members Doug Rollow, Bonnie Morris, Cyndi Allen and John Novak were in attendance. Town Planner Steve Ball was also in attendance.

I. Call to Order:

Chairman Thomas called the Planning Commission's regular meeting to order at 10:00 a.m. in the Boy Scout Cabin, 407 St. Mary's Square, St. Michaels, Maryland and the Pledge of Allegiance was recited.

II. Minutes: October 3, 2024 – Member Morris made a motion to approve the minutes, seconded by Member Rollow and carried a vote of 3-0 in favor.

New Business –

1. Discussion by Planning Commission on Parking Issues: Review of files from previous reports. Chairman Thomas noted himself and Member Allen were involved with the slideshow that was in the staff report. Chairman Thomas stated some improvements that have already taken place which include eliminating double parking on Water Street, signage and the Police Chief went around assisted with implementing not parking 15 feet from corners. Member Allen noted the biggest issues are the crosswalks and the safety of pedestrians. Chairman Thomas suggested key parts of a parking study should be what is needed daily and what is needed for events. Town Planner Steve Ball a strategy in the Comprehensive Plan is to evaluate parking. Member Novak questioned how long the parking analysis would take and if outside help would be an option.
2. Comprehensive Plan Chapter 13 (Climate Resilience) and Chapter 14 (Implementation Schedule). Steve Ball noted that Sea Level Rise/Climate Change Chairman Roy Myers is in the audience. Mr. Ball noted changes that have been made to Chapter 13 and 14.
3. Historic Vacation Cottages in the R2 District – The Town Commissioners approved a resolution on September 18th to establish a moratorium. Member Rollow suggested to grandfather the existing permitted vacation cottages and eliminate the ordinance. Mr. Ball noted that the code can stay and make historic vacation cottages a special exception and on the permitted use table it would be labeled as such. Member Rollow stated he would rather not permit historic vacation cottages instead of making them a special exception. Member Morris asked if the area of Locust and Carpenter St could be a different zoning district. Mr. Ball stated that the Town attorney was not comfortable with that approach. Chairman Thomas suggested that public opinion is needed on this topic. Member Rollow made a motion to amend the zoning code to eliminate section 340-72 and the existing historic vacation cottages would be grandfathered, Member Allen seconded the motion and carried a vote of 4-1 in favor.

Matters from Commissioners: NA

Matters from Staff: NA

VI. Adjournment:

Motion made by Chairman Thomas to adjourn, seconded by Member Allen, all in favor. The meeting adjourned at approximately 12:00pm.

Minutes approved as submitted by _____ vote in favor on the 5 day of 12 2024.



Christopher Thomas, Chairman

Submitted by:
Jen Whiting, Planning & Zoning Clerk