

The Commissioners of St. Michaels

Special Public Working Session

September 16, 2009

4:00 p.m. – Special Public Working Session

Present:

Commissioners Michael Brady, Joanne Clark, Robert Snyder, Donna Hunt and Philip Dinkel, Town Manager Cheril Thomas, Codes Enforcement Officer Deborah Renshaw, Administrative Clerk Sabrenia Yohn, and 3 members of the public.

Call To Order:

President Brady called to order the special public working session of the Commissioners of St. Michaels at 4:00 p.m. in the meeting room of the Edgar M. Bosley, Jr. Municipal Building (Town Office), 300 Mill Street. The Pledge of Allegiance was recited.

Special Working Session to discuss amendments to the stormwater management sections of the Code of the Town of St. Michaels (Chapter 285). Commissioner Brady opened the discussion and called on Jerry Friedel and Bob Kane from Davis, Bowen and Friedel to provide an overview of the proposed changes to the stormwater management ordinance based on the 2007 model ordinance being proposed by MDE governing stormwater management. Mr. Kane went through the proposed changes which including definitions added and deleted; involvement of an engineer from the beginning of any project; obtaining preliminary calculations up front; signoff by the Commissioners and the engineers for changes to existing stormwater management on properties; and establishing grandfathered dates. Commissioner Hunt asked about the definitions of “minor” and “major” projects. President Brady asked that staff, Mr. Kane and Mr. Friedel incorporate changes discussed which include clarification on the definitions of “minor” and “major” projects; clarification of the definition for “enhanced filters”; and asked that grandfathering dates be defined for projects that may not be completed by May 4, 2010. Commissioner Clark also asked that the Commissioners be allowed time to review the documentation further for possible additional changes. There were no further comments from the Commissioners.

Discussion regarding Phase 4 of the Street Reconstruction Project

Jerry Friedel of Davis, Bowen & Friedel, gave an overview of the proposed plans for Mulberry Street which includes, but is not limited to, the installation of a new bulkhead near the Crab & Steakhouse Restaurant at the East end of Mulberry Street; and the addition of trees to be placed on each side of the road on Town owned property. Mr. Friedel also indicated that he had been in contact with the St. Michaels Fire Department regarding the needs of the department with respect to necessary street widths to allow sufficient access for fire equipment. The estimated price for the proposed work on Mulberry Street with the contingency items is \$293,238.00.

Lawrence Pratt of Mulberry Street indicated that he and some of the other residents/property owners on Mulberry Street would be submitting a proposal to install brick sidewalks on their properties. He was happy to see so many proposed trees for Mulberry Street however, he had concerns regarding the proposed street widths as there could be a negative impact to the existing trees and tree lawns. He also questioned the amount of room necessary for the fire department to set up their equipment in the event of an emergency and Commissioner Snyder proposed having the ladder truck go to Mulberry Street and extend the riggers to more accurately determine the amount of space needed.

Mr. Friedel then gave an overview of the proposed plans for Cherry Street. The base price for the proposed project is \$213,634.50 with alternates up to \$359,948.00. The intention is to use as many existing bricks as possible, especially in the "historical section" beside the Victoriana Inn. President Brady proposed scheduling another discussion on Phase 4 and asked staff to add this to the Commissioners' October 7, 2009 meeting agenda. Commissioner Dinkel asked for cost estimates for Phase 5 to be a part of the discussion.

Adjournment:

There being no further discussion or comments from the Commissioners or the public, President Brady adjourned the meeting at 6:20 p.m.

6:00 p.m. – Special Working Session with the Planning Commission regarding implementation of the St. Michaels Community Legacy Plan and the St. Michaels Comprehensive Plan

Present:

Commissioners Michael Brady, Joanne Clark, Robert Snyder, Donna Hunt and Philip Dinkel, Town Manager Cheril Thomas, Codes Enforcement Officer Deborah Renshaw, Administrative Clerk Sabrenia Yohn, Planning Commission members Bill Rose, Dorcus McGuinness and Glenn Albrecht and 3 members of the public.

Call To Order:

The joint meeting of the Commissioners and Planning Commission was called to Order by President Brady and Chairman Rose at 6:26 p.m. in the meeting room of the Edgar M. Bosley, Jr. Municipal Building (Town Office), 300 Mill Street. The Pledge of Allegiance was recited.

Progress Report on Implementation Document Updates:

Chairman Rose gave an overview of Planning Commission activities which have taken place referencing the consideration of the possible remapping of specific areas within the Town as follows:

1. The reclassification of those properties located on the north edge of Town currently zoned Limited Commercial (LC) and Neighborhood Commercial (NC) to Central Commercial (CC). The Commissioners voiced no adverse comments relative to further consideration of this rezoning.
2. The reclassification of those properties located on the south edge of Town currently zoned NC to Gateway Commercial (GC). The Commissioners while supportive of the Gateway Commercial concept wanted more information concerning the uses proposed. The Planning Commission will work to finalize the list of proposed uses and criteria for development and will forward their recommendations to the Commissioners for their consideration.
3. Rezoning the back portion of the Pascal property located at 929 S. Talbot Street from R-3 to GC. The Commissioners after much discussion, agreed to consider a rezoning recommendation from the Planning Commission.
4. Rezoning of that parcel owned by Cole-Taylor, LLC located at the West end of Grace Street from SLC to R1. The Commissioners agreed to consider the proposed zone change if such a recommendation is received from the Planning Commission.

5. The “Mill property” – The Planning Commission felt that permitting the same uses as those allowed in the CC zone could result in the re-development of the property. The discussion centered on whether the property should carry a CC zoning classification or if the Town should consider the development of an overlay zone, similar to that placed on the Westside Village project. Commissioner Hunt expressed concerns about designating the property as CC feeling that the Town could lose control of the business establishments on the property. The Commissioners asked the Planning Commission to further investigate the creation of an overlay zone instead. Suggestions were made to limit those uses which could have a detrimental effect on adjacent residential uses to the Talbot Street side of the property. It was agreed that the preservation of the original “Old Mill Building” should be a requirement in any proposed text change. Tom Byrne, owner of the Foundry, speaking on behalf of the owner of the Mill said that the owner would like to see a central commercial zoning as he feels the owner would then follow through with plans for development of the Mill property as presented previously.
6. The Chesapeake Bay Maritime Museum has requested a rezoning of the parcel located at 107 Mill Street (the “Pinkett House”) from (MM) to CC. An offer has been made to purchase the property and the owner of the property, the Chesapeake Bay Maritime Museum, has requested the change in zoning from MM to CC. The Commissioners felt that this reclassification may be a justifiable method of preserving an historic structure within the Town and agreed to consider this change in zoning. It was further noted that the property lies adjacent to the CC zone.

Additional Discussion Items/Text Changes:

The Planning Commission and the Commissioners further discussed the following:

1. CC Zone – The Planning Commission recommended a text change to all residential units (both single and multiple family) to be a permitted use within this zone, citing increased pedestrian presence and a mechanism to provide work force housing. After a lengthy discussion of the options, the Commissioners agreed to give further consideration to the proposed text change.
2. CC Zone – The Planning Commission recommended that the Commissioners consider establishing standards for existing residential structures being utilized as short term Vacation Rentals in this zone, specifically on Fremont and Conner Street to provide an opportunity for re-investment. There was no decision made.
3. Review of the Residential yard, height and bulk standards – Ms. Renshaw gave an overview of issues regarding the presumed “McMansions” and the current thirty foot front yard setback requirements which makes many residential structures in the Town “non-conforming”. Ms. Renshaw proposed to the Commissioners establishing prominent front yard setback standards on a street by street basis based on the location of the existing properties and their proximity to the road. After discussion regarding this and other options, including the possibility of placing moratoriums on the issuance of building permits, the Commissioners instructed the Planning Commission to pursue a text amendment to establish prominent setbacks as outlined by Mrs. Renshaw for further consideration.

Schedule for Completion:

The Commissioners of St. Michaels
09/16/09 Meeting Minutes

The Commissioners were asked to review the schedule as outlined in the meeting agenda, which is attached to these minutes, and provide the Planning Commission with any comments or suggestions.

Adjournment:

There being no further comments from the Planning Commission or the Commissioners, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Sabrenia L. Yohn
Administrative Clerk

Attachments:

- Commissioners and Planning Commission Agenda