

TOWN OF TRAPPE
PLANNING COMMISSION
TRAPPE TOWN HALL

May 21, 2019

7:00 PM

The meeting of the Trappe Planning Commission was called to order at 7:01 pm by Chairman Edgar Harrison. Planning Commission members Bobby Quidas, Norm Fegel, Scott Metje, and Brian Schmidt were present. Other attendees for the Town: Zoning Administrator Cowell, Town Administrator Braband, Attorney Ryan, and Peter Johnston. Public attendees: Don English, Bob Rauch, Ryan Showalter, and Mike Hellyer.

Review of Minutes

The minutes from March 19, 2019 were approved as presented.

Old Business

Comprehensive Plan Review – Lakeside Comments

Attorney Ryan presented the Comprehensive Plan draft with comments from Lakeside attorney, Ryan Showalter (filed in the records). She directed the Commissioners to Mr. Showalter's comments regarding a third growth scenario (pg. 32). Mr. Johnston recommended that the Commissioners elect to not add the suggested third growth scenario because it would suggest that Trappe expected to capture twenty-five percent of the growth for Talbot County over the next twenty years. Mr. Johnston explained that, at this time, he did not believe the proposed third scenario was a reasonable expectation. He suggested that the Commissioners not add the third scenario and add a provision stating that the Town of Trappe supports the Lakeside project instead. If the Town's growth exceeded the first two growth scenarios, the Planning Commission could amend the Comprehensive Plan to allow for the additional growth.

Mr. Showalter said that the project had a construction start date set for January 1, 2020. Currently, they are working on reviving old permits for the project. After the initial stages of the project, they hope to construct 100 to 150 homes per year. Chairman Harrison asked how many homes they expect to construct within the next five to six years. Mr. Hellyer stated that they expect to construct about fifty homes within that time period. Chairman Harrison noted that the Comprehensive Plan is reviewed every six years, and that if fifty homes were constructed within the next five to six years there would be grounds to revisit the plan.

Mr. Showalter stated that he and Mr. Johnston had discussed adding language to the Comprehensive Plan that acknowledges the Lakeside project and recognizes it as a principal growth area and an important economic element. Additionally, the statement should include that the growth projections are based on historic data and State growth projections and are not intended to regulate or limit the pace of growth.

Mr. Showalter said that he made comments on the plan regarding the mention of the original Developer’s Rights and Responsibilities Agreement (DRRA). The current DRRA contains provisions that need to be updated. Mr. Showalter said that the Planning Commission is required to review the DRRA for consistency with the Comprehensive Plan and that being specific about the provisions of the DRRA in the Comprehensive Plan may cause issues. Mr. Johnston recommended that all specific mentions of the DRRA provisions be stricken from the Comprehensive Plan.

Commissioner Fegel motioned to amend the draft Comprehensive Plan as discussed and Commissioner Quidas seconded the motion.

Vote:

Fegel – Y Harrison – Y Quidas – Y Metje – Y Schmidt – Y

Motion Approved.

Mr. Johnston said that he would revise the Comprehensive Plan draft as discussed and present it to the Planning Commission for approval at their next meeting.

New Business

None

Staff Items

None

With no other business to discuss, the meeting adjourned at 7:52 pm.

Respectfully submitted,

Cheyenne Cowell

Zoning Administrator