

TOWN OF TRAPPE  
PLANNING COMMISSION  
TRAPPE TOWN OFFICE

July 17, 2018

7:00 PM

The meeting of the Trappe Planning Commission was called to order at 7:00 pm by Chairman Edgar Harrison. Other members present were Bobby Quidas and Scott Metje. Also present were Zoning Administrator Cheyenne Cowell, Peter Johnston, Shirley Quidas, and Don English.

**Review of Minutes**

The minutes from June 19, 2018 were approved as presented.

**Old Business**

Comprehensive Plan Update – Peter Johnston

Mr. Johnston and the commissioners discussed the beginning steps of updating the town's comprehensive plan. A population profile was presented and will be filed with the minutes. Mr. Johnston explained that planning for the "municipal growth element" and "water resource element" will both be driven by population. He noted that since 2010, population has decreased for both Talbot County and Trappe. Mr. Johnston explained that it will be important to consider the population trends Trappe could see in the future and what factors would drive those trends. Average household size will also be important when planning for water and sewer resources, parks, and other community facilities.

Mr. Johnston introduced the idea of "scenario planning". This approach allows the commissioners and citizens to consider what they would like to see at the end of the planning horizon (2040) and create a plan to achieve those goals.

Mr. Johnston stated that the water resources plan for Talbot County estimates that Trappe's population will increase by about 1,000 people by 2030. Chairman Harrison noted that this seems to consider the Lakeside development, and that there is a dual track – one being the old town and one being a town with new development. Chairman Harrison stated that they would need to consider if the Lakeside development is still a possibility. Mr. Johnston stated that he would not recommend creating a comprehensive plan based on a dual track, but it will be important for the comprehensive plan to consider preserving character while facilitating growth. Mr. Johnston said he thinks the commissioners will need to sit down with the Lakeside

developers and discuss optimistic and conservative goals for the planning horizon (2040). The town representatives (councilmembers and planning commissioners) should meet in small groups with the Lakeside developers to discuss planning scenarios. Mr. Johnston stated that there is a different market now. When Lakeside first came to the area, many large developers were working on the Eastern Shore. Now that development has decreased in the area, the town and Lakeside may have to look into a revised plan.

Going forward, Mr. Johnston will ask Attorney Booth to set up a series of meetings with Nick Rocks and Bob Rauch from Lakeside.

Chairman Harrison asked if there were any objections to using the “scenario planning” approach. All commissioners approved of the approach.

**New Business**

None

**Staff Items**

None

With no other business to discuss, the meeting was adjourned at 7:44 pm.

Respectfully submitted,

Cheyenne Cowell, Zoning Administrator