

TOWN OF TRAPPE
PLANNING COMMISSION
TRAPPE TOWN HALL

August 20, 2019

7:00 PM

The meeting of the Trappe Planning Commission was called to order at 7:00 pm by Chairman Edgar Harrison. Planning Commission members Bobby Quidas, Scott Metje, and Norm Fegel were present. Other attendees for the Town: Zoning Administrator Cowell, Town Administrator Braband and Attorney Lyndsey Ryan. Public attendees: Don English, Bob Rauch, Ryan Showalter, Scott Kane, and Jim Haynes.

Review of Minutes

The minutes from July 16, 2019 were approved as presented.

New Business

Old Trappe Road Solar Project – Scott Kane and Jim Haynes

Mr. Kane and Mr. Haynes presented a preliminary information sheet on a proposed solar project on Old Trappe Rd (filed with the minutes). The project would cover approximately 26 acres in the Town's Industrial District. The panels would provide community solar, which residents could choose to use in place of Delmarva Power. The community solar rates are projected to be lower in cost than traditional power rates. The Commissioners discussed the size and lifespan of the solar panels as well as property maintenance. Chairman Harrison noted that solar panels are a permitted use in all zoning districts. He explained that Mr. Kane and Mr. Haynes would need to apply for a special exception (due to the size of the project), ask the Planning Commission for a recommendation, and attend a Board of Appeals hearing. Mr. Kane said that they are currently working to get approval through the Maryland Public Service Commission, which could take eight to twelve months. They plan to formally apply for a special exception as they get closer to approval from the Public Service Commission.

Old Business

Lakeside PN/PUD Application Review – Bob Rauch and Ryan Showalter

Mr. Showalter presented revised PUD plan exhibits for the Lakeside development to the Commissioners (filed with the minutes). Mr. Rauch explained that the master plan was updated to reflect a change in location of the 500-unit apartment complex. Phase 1 will now consist of single-family homes and townhomes. The apartment complex has been moved closer to the

commercial area. Chairman Harrison asked what prompted the change, noting that Mr. Rauch indicated a high demand for the apartments during past meetings. Mr. Rauch stated that a change in funding was the reason for the revision. Mr. Rauch emphasized that revisions were made to the timing and location of certain elements, not to the number or type of units.

Staff Items

None

Adjourn

With no other business to discuss, the meeting adjourned at 8:00 pm.

Respectfully submitted,

Cheyenne Cowell

Zoning Administrator