

Town of Trappe  
Planning Commission Meeting  
August 15, 2023

**Meeting – 6:00 pm**

The meeting was called to order at 6:00 pm by Chairman Edgar Harrison. Planning Commission members Bobby Quidas and Scott Metje were present. Other attendees for the Town: Town Administrator Erin Braband, Town Planner Peter Johnston and Town Attorney Lyndsey Ryan.

**Review of the Minutes**

The minutes from the July 18, 2023 meeting were approved as submitted.

**New Business**

Morrison, LLC – site plan review

Sean Callahan from Lane Engineering presented a preliminary concept plan to create lease areas on Mr. Morrison's property on Lovers Lane. Mr. Morrison's idea is to lease out sections of the property to contractors to be used as storage areas and to put in a road for access to the various sections. Mr. Morrison is not interested in subdividing the property at this time. Attorney Ryan stated that only 1 use would be permitted unless it was subdivided. If Mr. Morrison wanted to pursue multiple uses on 1 lot, he would need to go to the Board of Appeals first and then to the Planning Commission. Planner Johnston stated that due to the location of the property and the neighboring districts, there would be additional buffer requirements and suggested that this project be treated like a subdivision so if Mr. Morrison wanted to pursue subdivision in the future there would not be an issue.

Lakeside – Phase 1C Subdivision

Bob Rauch presented final plats for Phase 1C Subdivision and Phase 1C, Section 3 Subdivision. Mr. Rauch stated that these are the same plats that received preliminary approval and he is now seeking final approval. Planner Johnston stated that he noted several items that were missing from the Town's subdivision checklist but recommended that the Planning Commission grant conditional final approval subject to addressing the items on the checklist and GMB's final approval and to authorize the Chairman to sign the plats once all the conditions are met. Commissioner Metje made a motion to grant conditional final approval subject to addressing the items on the checklist and GMB's final approval and to authorize the Chairman to sign the plats once all the conditions are met. Commissioner Quidas seconded the motion, and it was unanimously approved.

**Old Business**

Operation of food truck request –

A preliminary request has been presented to the Planning Commission to allow food trucks to operate in Town. Planner Johnston suggested that the Planning Commission consider where they would allow the food trucks to operate and incorporate that in the Zoning Ordinance but to regulate food truck licensing by Town Code. After discussion, the Planning Commission agreed with Planner Johnston's suggestion and will incorporate permitted locations for food truck operations in the Zoning Ordinance revision.

Cannabis Regulations –

The Planning Commission continued their discussion on cannabis and will continue the discussion while updating the Zoning Ordinance.

**Public Questions**

Traci Jordan stated that she is the listing agent for the Defender Packing property which is 3.71 acres and inquired about what could and could not be done on that property. Currently this property is remaining acreage and not a buildable lot, but it is zoned R-1 and there is a 30 foot wide private road (First Street) that goes back to the 2 existing houses. The Planning Commission discussed options for this property under the existing Zoning Ordinance and the possibilities for the property under the proposed Zoning Ordinance.

**Commission/Staff Items**

None

With no further business to be discussed, the meeting was adjourned at 7:22 pm.

Respectfully submitted,

Erin Braband, Town Administrator