

TOWN OF TRAPPE  
PLANNING COMMISSION MEETING  
AUGUST 16, 2022

**Meeting – 6:00 pm**

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

**Review of Minutes**

The minutes from the July 19, 2022 meeting were approved as presented.

**Old Business**

None

**New Business**

**Mullikin Lane – one-way road request:** The Town Council referred this matter to the Planning Commission after receiving the request from Ken Calcagnini. Mr. Calcagnini received a letter asking him and the other neighbor to trim their bushes and trees back from the road as it was causing some issues with vehicles passing and turning safely onto and off of Rt. 50. Mr. Calcagnini trimmed his bushes back but does not believe that is the problem, he believes that the street is too narrow and should only be one-way with traffic coming off of Rt. 50 onto Main Street. Both Rose Potter and Town Councilman Greg Fries presented pictures to the Planning Commission showing adequate room for two cars to safely pass. Mrs. Potter also presented a petition that residents signed in opposition of making Mullikin Lane a one-way street. Chairman Harrison and Commissioner Quidas both commented that they cannot remember accidents occurring at this intersection but many, including fatalities, have occurred at the light at Barber Road and Rt. 50. Administrator Braband presented the Commission with a map from Talbot County showing the 50-foot right-of-way that the Town has for Mullikin Lane and according to the map a portion of Mr. Calcagnini's garage and Mr. Willey's fence are both encroaching into the right-of-way. The encroachments are permitted at this time but may be prohibited if the Town determines that they are causing a safety concern and the Town does have the right to widen Mullikin Lane if it becomes a problem and the Council wishes to do so. After discussion Commissioner Schmidt made a motion to recommend to the Town Council that Mullikin Lane be left a two-way street and the property owners be made aware of their encroachments. Commissioner Metje seconded the motion and it unanimously approved.

**Commission/Staff Items**

Commissioner Schmidt asked if the Planning Commission wanted to review and discuss the Lakeside HOA documents that Attorney Ryan Showalter presented to the Town Council this month. Chairman Harrison stated that he felt there were places in both documents that contradicted themselves and asked for it be proofread thoroughly before the Council approved them.

Commissioner Schmidt asked if there had been any revisions received for the Phase 1A amenity plan for Lakeside. Nothing has been received and Rauch is aware of what is needed before final approval can be given.

Commissioner Diefenderfer requested that the placement of the Town of Trappe sign on the Lakeside property be reconsidered. The proposed location appears to be difficult to get to and will pose a problem when the signage is being changed.

Zoning Ordinance amendments/additions – Planner Johnson handed out his revised chart based on the comments that have been received from the Planning Commission over the last few months. The Planning Commission reviewed and discussed a few additional line items on the chart and Planner Johnson will revise them accordingly and resubmit for review.

With no further business to discuss the meeting was adjourned at 7:24 pm.

Respectfully submitted,

Erin Braband, Town Administrator