

Town of Trappe
Planning Commission
December 19, 2023

Workshop – 4:30 pm

The workshop was called to order at 4:30 pm by Chairman Edgar Harrison. Planning members Bobby Quidas, Scott Metje and Brian Schmidt were present. Other attendees for the Town: Town Administrator Erin Braband and Town Planner Peter Johnston.

The Planning Commission continued their review and discussion on the draft Zoning Ordinance, Design Guidelines and Proposed Zoning Map.

The workshop was adjourned at 5:59 pm.

Meeting – 6:00 pm

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

Review of Minutes

The minutes from the November 21, 2023 meeting were approved as submitted.

Old Business

Dollar General Concept Plan –

Curtis Snyder presented a revised concept plan for Dollar General. The revised concept plan added windows with shutters down both sides of the building and brick around the bottom portion of the entire building to give the building a less industrial look as requested by the Planning Commission. The Planning Commission discussed the revised plan and approved of the proposed changes but also requested that exceptional landscaping be done to help soften the look of the metal building. Mr. Snyder also pointed out that there is a sewer main that runs underneath the existing building and that will need to be rerouted, at the owner's expense, before the new building can be constructed. Mr. Curtis requested that the Planning Commission review and discuss another revised concept plan at their January 8th workshop in preparation of a full site plan submission at the January 16th regular meeting. The Planning Commission agreed to add Dollar General to the workshop agenda.

New Business

Mr. Perkins – 3.7 Acre Lot on Locust St

Mr. Perkins stated that his son is getting ready to purchase this property and wanted to ask about subdividing the property and what could be done. The Planning Commission explained that in addition to completing the subdivision process, Mr. Perkins would be required to put in a public Town owned street, at Town standards, and that is if the Town is willing to accept ownership of that street. Mr. Perkins would also be required to extend any water and sewer infrastructure that would be needed for the properties at his expense. As the property is currently recorded it is not a buildable lot and would have to meet the subdivision and zoning regulations before Mr. Perkins can even build one house.

Special Exception Application - Coffee Trappe – 4016 Main Street, Unit A

Curtis Snyder presented a Special Exception Application to allow off sale alcoholic beverages at 4016 Main Street. Mr. Snyder is requesting a favorable recommendation from the Planning Commission to the Board of Appeals. An appeals hearing is scheduled for January 10, 2024 at 2:00 pm. Commissioner Schmidt made a motion to give a favorable recommendation to the Board of Appeals and requested that they approve this Special Exception request. Commissioner Metje seconded the motion and it was unanimously approved.

Ordinance 8-2023 – An Ordinance of the Council of Trappe amending the Trappe Subdivision Regulations to establish a schedule of fees, charges and expenses, and a collection procedure for applications and review of Land Subdivisions and Site Plans. Attorney Ryan stated that the Town is incurring costs for professional reviews for site plans, subdivisions and projects that are not eligible for reimbursement at this time. This Ordinance would amend the Subdivision Regulations and allow the Town to seek reimbursement. Commissioner Metje made a motion to recommend to the Town Council that they adopt Ordinance 8-2023. Commissioner Quidas seconded the motion and it was unanimously approved.

Commission/Staff Items

Administrator Braband stated that she received an email from Ben Diefenderfer and he has resigned from his position on the Planning Commission. A notice will be published seeking a new Commission member.

There being no further business to discuss, the meeting was adjourned at 6:40 pm.

Respectfully submitted,

Erin Braband, Town Administrator/Clerk