

TOWN OF TRAPPE
PLANNING COMMISSION MEETING
DECEMBER 20, 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, Town Planner Peter Johnston and Town Attorney Lyndsey Ryan.

Review of Minutes

The minutes from the November 15, 2022 meeting were approved as presented.

Old Business

None

New Business

Trappe Maryland Apartments – 3879 Ocean Gateway – Mini storage proposal

A permit application was submitted by Trappe Maryland Apartments, LLC requesting to build a mini storage building on their property which already houses a 10-unit apartment complex. Planner Johnston stated that this is not a permitted use in the C1 or C2 zone and would require a text amendment change if the Planning Commission decided to do so. The applicant would also have to get a special exception to allow dual use of the property but both uses would have to be a permitted use in the first place and this requested use is not. After discussion Commissioner Metje made a motion to inform the applicant that it is not a permitted use at this time and if they would like to inquire about a text amendment and possible other options, they would have to attend the next Planning meeting. Commissioner Schmidt seconded the motion and it was unanimously approved.

Lakeside – Phase 1, Section 1A Revision plat –

Bob Rauch presented a revised Phase 1, Section 1A plat that creates the lot for the amenity area, pumping station parcel and designates the remaining land as open space. Now that Lakeside has their discharge permit there is adequate sewer for this revised plat. Ryan Showalter stated that a Declaration of Covenants has been recorded for the entire development and anytime a plat is recorded a supplement to the Declaration of Covenants will be recorded. Planner Johnston stated that the community area still needs to go thru site plan review and be approved on its own. The community area will be served by the new treatment plant and not the 120 connections that the Town is servicing. Mr. Rauch stated that he will bring the community area site plan back to the Planning Commission to be reviewed and approved but tonight he is only looking for approval to create the lot which this final subdivision plat does. Commissioner Schmidt made a motion to grant final plat approval subject to the Town receiving and approving a Public Works Agreement for this, the Town receiving documentation that Ryan Showalter is authorized to signed on the Owner's behalf and Anne Morse from the Talbot County Health department has signed the plat. Commissioner Metje seconded the motion and it was unanimously approved.

Lakeside – Phase 1, Section 1B-2 Subdivision plat -

Bob Rauch presented Section 1B-2 plat which plats the remaining lots of 1B. These remaining lots could not be platted with the original 1B due to the limited number of sewer connections to the Town. These

lots will be served by Lakeside's treatment plant now that a discharge permit has been issued. After review, Commissioner Metje made a motion to give final plat approval to Section 1B-2 subject to the conditions noted in Planner Johnston's email dated December 17, 2022 that is included with the minutes. Commissioner Quidas seconded the motion and it was unanimously approved.

Lakeside – Phase 1, Section 1D Subdivision plat –

Bob Rauch presented Section 1D subdivision plat which creates 180 lots that will be serviced by the Lakeside treatment plant. After review Commissioner Schmidt made a motion to give final plat approval to Section 1D subject to the conditions noted in Planner Johnston's email dated December 17, 2022 that is included with the minutes. Commissioner Metje seconded the motion and it was unanimously approved.

Mr. Rauch stated that Section 1C will be forthcoming to the Planning Commission in 3 phases. These phases will depend on the market and which section will be started first.

Commission/Staff Items

The Planning Commission reviewed the Zoning Ordinance update and Planner Johnston asked the Planning Commission to send him suggestions of what they would like to see in the C2 zone. Planner Johnston asked the Planning Commission to be prepared to discuss the lighting section at their next meeting and whether they would like to add it or not.

With no further business to be discussed, the meeting was adjourned at 7:12 pm.

Respectfully submitted,

Erin Braband, Town Administrator/Clerk