

TOWN OF TRAPPE  
PLANNING COMMISSION MEETING  
JANUARY 17, 2023

**Meeting – 6:15 pm**

The meeting was called to order at 6:15 pm by Chairman Edgar Harrison. Planning Commission members Scott Metje, Brian Schmidt, Ben Diefenderfer and Bobby Quidas were present. Other attendees for the Town: Town Administrator Erin Braband and Town Attorney Lyndsey Ryan.

**Review of Minutes**

The minutes from the December 20, 2022 meeting were approved as presented.

**Old Business**

None

**New Business**

Trappe Maryland Apartments – 3879 Ocean Gateway – Mini storage proposal

Lisa Marshall inquired about opening a mini storage complex of approximately 50 units behind the apartment complex at 3879 Ocean Gateway. Commissioner Harrison stated that a mini storage complex is not a permitted use in the C-2 zone and they would have to ask for a text amendment to the Zoning Ordinance. The Planning Commission is currently working on revising the entire Zoning Ordinance and it is being proposed to be a permitted use but they are not ready to adopt the revision yet. Ms. Marshall said plan B would be adding an additional 4 apartments to the complex and asked if that was permitted. Attorney Ryan stated that adding additional apartments is permitted. Commissioner Schmidt stated that parking would need to be considered with both options. Commissioner Harrison stated that the Planning Commission could also require appropriate screening, lighting, etc when a preliminary plat is submitted. Ms. Marshall stated that they will consider the options and information from tonight and see where they want to go.

Delmarva Real Estate Management Group, LLC – Dairy Queen preliminary site plan

Virginia from Rauch, Inc presented a preliminary site plan for a proposed Dairy Queen on Rt. 50. A text amendment to allow restaurants in the C2 zone has been done and will go into effect on January 24<sup>th</sup>. The building is 2,600 square feet which will have 66 seats and a drive-thru. There will be 34 parking spaces and is proposed to open in the Spring of 2024. Planner Johnston submitted his review of this proposal via email and stated that he recommends preliminary site approval but suggests that the Planning Commission require that the applicant's final site plan submission include a detailed landscape, lighting and signage plans. After reviewing and discussing the preliminary site plan, Commissioner Schmidt made a motion to give preliminary approval to the site plan with the conditions that Planner Johnston stated and the C2 text amendment taking effect. Commissioner Metje seconded the motion and it was unanimously approved.

**Commission/Staff items**

Commissioner Metje suggested that the Planning Commission consider requiring sidewalks on Rt. 50 now that more commercial business is starting and with the additional housing from Lakeside on that side of the highway.

Commissioner Harrison asked about having a carport in the R1 district as it is not mentioned in the Zoning Ordinance. A property is permitted to have a garage but is that the same thing?

With no further business to be discussed, the meeting was adjourned at 7:10 pm.

Respectfully submitted,

Erin Braband, Town Administrator/Clerk