

TOWN OF TRAPPE
PLANNING COMMISSION
TELECONFERENCE
January 19, 2021

Meeting – 7:00 pm

The meeting of the Trappe Planning Commission was held by teleconference. The meeting was called to order at 7:00 pm by Commissioner Bobby Quidas. Planning Commission members Norman Fegel, Scott Metje, Brian Schmidt, and Chairman Edgar Harrison were present. Other attendees for the Town: Erin Braband, Haley Grinnell, Peter Johnston, and Lyndsey Ryan. Public attendees: Bobby Crosswell, Bob Rauch, and Ryan Showalter.

Review of Minutes

The minutes of the December 15, 2020 meeting were approved with no corrections.

Old Business

Lakeside: Review of Preliminary Plat

The Planning Commission reviewed the Preliminary Subdivision, Phase 1, Section 1 plat that was presented at their December 15th meeting. Peter Johnson reviewed the plat and prepared a memo addressing his comments and concerns regarding the plat for the Planning Commission to review. (filed with the minutes). Mr. Johnston stated that some of the design guidelines and requirements for landscaping need to be addressed. The applicant must also provide open space at the rate that is established in the Zoning Ordinance which is estimated to be 13 acres. Mr. Johnston recommended that the Planning Commission grant conditional approval, subject to the applicant addressing the items in his memo and any comments made by GMB. Bob Rauch stated that they will revise the plats to address the comments that the Town and GMB have. Mr. Rauch also stated that in the near future, Lakeside plans to present a site plan for the Visitors Center which they hope to begin soon after breaking ground. Commissioner Fegel made a motion to grant conditional approve for Lakeside's Preliminary Subdivision, Phase 1, Section 1 plat subject to Lakeside addressing and correcting the comments and conditions imposed by Mr. Johnston's memo and by GMB. Commissioner Quidas seconded the motion, and a vote was called:

Harrison – Y Fegel – Y Quidas – Y Metje – Y Schmidt – Y
Motion Approved.

New Business

Robert Crosswell: Lot Line Revision

Robert Crosswell presented a site plan for a lot line revision of his parcels on N. Main Street (filed with the minutes). Mr. Crosswell proposed elimination the 60 ft. wide parcel "C" by moving

the northern boundary of parcel “B” 30 ft. to the north, moving the southern boundary of parcel “D” 30 ft. to the south and eliminating the lot line between parcels “D” and “E”. Essentially, the area contained in parcels “B” and “D” will increase and parcel “C” will be eliminated. Attorney Lyndsey Ryan stated that Mr. Croswell’s lots are nonconforming and this minor revision is seeking to create new, nonconforming lots. The Zoning Ordinance does not permit the creation of a new nonconforming lot. Attorney Ryan made a few suggestions that meet the requirements of the Zoning Ordinance. One suggestion was to merge parcels “A” and “B” together and move the lot line “B” to “D” closer to the structure which makes the setback 5 ft and that will also give 85 ft width to parcel “D” which makes it a conforming lot. Attorney Ryan also suggested the if Mr. Croswell wanted to still move forward with the Lot Revision as he presented it, he could go in front of the Board of Appeals to seek approval. Attorney Ryan suggested that if Mr. Croswell can make parcel “D” 85 ft. without reducing parcel “B” more then it already is, it could be approved. After discussion Mr. Croswell stated that he was going to work with his surveyor to move the lots lines in a way to create 85 ft of street frontage but not reduce the size of the lots. Mr. Croswell stated that after the surveyor has revised the plat, he would resubmit to the Planning Commission for approval but asks for conditional approval tonight so he does not have to wait until the next Planning Commission meeting. Mr. Croswell has a deadline that he needs to meet and the next Planning Commission meeting is after his deadline. Commissioner Metje made a motion to conditionally approve the lot line revision subject to the movement of the property line to allow for the required 85 ft. frontage and allow Chairman Harrison to sign the lot line revision plat if this condition is met. Commissioner Schmidt seconded the motion, and a vote was called:

Harrison – Y Fegel – Y Quidas – Y Metje – Y Schmidt – Y
Motion Approved.

Staff Items

No Staff Items were discussed.

Adjourn

With no other business to discuss, the meeting adjourned at 9:00 pm

Respectfully submitted,

Haley Grinnell

Zoning Administrator