

Town of Trappe
Planning Commission Meeting
January 24, 2024

Meeting – 6:00 pm

The meeting was called to order at 6:00 pm by Chairman Edgar Harrison. Planning members Bobby Quidas and Brian Schmidt 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 December 19, 2023 meeting were approved as submitted.

Old Business

Dollar General –

Curtis Snyder presented plans for Dollar General and is requesting preliminary and final approval contingent upon approval from the Town Engineer and State Highway. Attorney Ryan stated that a Public Works Agreement needs to be approved by the Town Council and this has not gone in front of them yet. A bond will also need to be posted for this project. After discussion the Planning Commission decided that they were not comfortable giving final approval contingent upon so many outstanding items but Commissioner Schmidt made a motion to give preliminary approval. Commissioner Quidas seconded that motion and it was unanimously approved. Mr. Snyder was informed by the Planning Commission that everything must be completed, approved and signed by all other entities before final approval would be given. Mr. Snyder was invited to attend the February 12, 2024 Special Meeting/Workshop for final approval if he could obtain all the required approvals beforehand.

New Business

Lakeside Phase 1D Subdivision Review Plat –

Bob Rauch presented the Planning Commission with a plat that would revise a portion of the recorded Phase 1D. This was necessary due to a change in the developer being able to secure an access easement from a neighboring property owner. This plat does not change the number of lots in Phase 1D, just revises the location of some of the lots, changes some of the roads and revises the open space areas. Attorney Ryan stated that this revision requires a minor PUD Plan amendment which can be approved by the Planning Commission once a revised plan is submitted. Town Planner Johnston stated that the revised PUD Plan also needed to show the revised open space areas that are planned for each phase to ensure that the open space area requirements for the entire development are met. Mr. Rauch was invited to attend the February 12, 2024 Special Meeting/Workshop to present the required documentation.

Commission/Staff Items

Zoning Workshop – The Planning Commission continued their review and discussion on the draft Zoning Ordinance.

With no additional business to discuss, the meeting was adjourned at 7:50 pm

Respectfully submitted,

Erin Braband, Town Administrator/Clerk