

Town of Trappe  
Planning Commission Meeting  
March 19, 2024

**Meeting – 6:30 pm**

The meeting was called to order at 6:30 pm by Chairman Edgar Harrison. Planning members Richard Allison, Brian Schmidt, 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 February 20, 2024 Planning Commission Meeting were approved as submitted.

**New Business**

Lakeside PUD Plan minor amendment and Phase 1D Subdivision Revision Plat –

Bob Rauch presented an open space exhibit that depicted how the open space would be handled for the entire development and the different types of open space. The change in the way the open space is handled in the proposed revised Phase 1D plat requires a minor amendment to the PUD Plan. Attorney Ryan stated that the proposed revisions to the open space in Phase 1D and the PUD Plan Amendment conflict with the open space exhibit in the DRRRA and they must match. The DRRRA can be amended or a change can be done to the proposed open space in 1D. After discussion, Mr. Rauch offered to change the labeling of the open space on the Phase 1D revision plat to public open space which would bring the revised Phase 1D plat into agreement with the DRRRA. Commissioner Metje made a motion to approve the Phase 1D revision plat with the notation of the open space areas clearly identified as public open space. Commissioner Schmidt seconded the motion.

VOTE-

Allison – Y    Schmidt – Y    Harrison – Y    Quidas – Y    Metje – Y

Motion approved. Mr. Rauch will resubmit the revised Phase 1D plat for signatures.

Commissioner Schmidt made a motion to amend the open space exhibit of the PUD Plan. Commissioner Metje seconded the motion and it was unanimously approved.

Mr. Rauch suggested an amendment to the overall PUD Plan to reconsider the trees and make adjustments to have all native trees, at this time only red maples are being used in the development.

Ordinance 1-2024 – An Ordinance of the Town of Trappe amending the Trappe Zoning Ordinance, Title III, Section 2, Title IV, Section 6, 7, 8 and 12 to establish reasonable Zoning regulations for cannabis businesses. Attorney Ryan stated that the Planning Commission discussed this at their March 11<sup>th</sup> workshop and she has drafted the Ordinance for their review and recommendation to the Town Council. After discussion, Commissioner Schmidt made a motion to recommend Ordinance 1-2024 to the Town Council for adoption. Commissioner Metje seconded the motion and it was unanimously approved.

**Commission/Staff Items**

Administrator Braband stated that Curtis Snyder requested that the Planning Commission make their April 8<sup>th</sup> workshop a special meeting so he could present a revised site plan for Dollar General and request approval. The Planning Commission agreed to make the April 8<sup>th</sup> workshop a special meeting/workshop to begin at 4:30 pm.

Planner Johnston stated that he will have a complete revised draft of the Zoning Ordinance to the Commissioners for their review and discussion on April 8<sup>th</sup>.

With there being no further business to discuss, the meeting was adjourned at 7:31 pm.

Respectfully submitted,

Erin Braband, Town Administrator