

TOWN COUNCIL MEETING
MARCH 2, 2022

Council of Trappe Meeting: President Newnam called the meeting to order at 7:00 pm. Council members Brian Schmidt, Tonya Pritchett and Walter Chase were present. Attendees for the Town: Town Administrator Erin Braband and Town Attorney Lyndsey Ryan.

Agenda: Commissioner Pritchett made a motion to approve the March 2, 2022 agenda as presented. Commissioner Schmidt seconded the motion and all approved.

Minutes: Commissioner Pritchett made a motion to approve the February 2, 2022 minutes as presented. Commissioner Schmidt seconded the motion and all approved.

Clerk's Report: Administrator Braband stated that the Clerk's Report, the General Fund and the Enterprise Fund budgets are in the Council's binders and filed with the records. Administrator Braband stated that the trash RFP has been sent out and the bids are due back by March 15th at 3:00 pm. The bids will be reviewed at the April 6th Council meeting. Administrator Braband stated that the nonprofit mini grant applications have been sent out and they are due back by March 18th. The applications will be reviewed by the Council in executive session on April 6th at 6:00 pm. Awards will be made that evening and the nonprofits will be invited to the May 4th meeting to receive their check. Administrator Braband requested to schedule a budget workshop on March 15th at 4:30, Council agreed.

Public Works: President Newnam stated that the public works report is in the Council's binders and filed with the records.

Planning and Zoning: Commissioner Schmidt stated that Wes Schuman's engineer presented plans for the W. Maple Townhomes asking to expand a couple of the units to 20' wide instead of 18' wide but 2 of those units cross the setbacks so Attorney Ryan and Peter Johnston are looking into that and will report back. Sandy Thomson requested to proceed with his Annexation request and is here tonight to request the annexation from the Council. George and Marty Doty asked for the text amendment to the C2 district which is being presented to the Council tonight.

Communications: Commissioner Pritchett stated that May 31st is World No Tobacco Day. Commissioner Schmidt made a motion to lift the mask mandate. Commissioner Chase seconded the motion. All approved.

Attorney Updates: Attorney Ryan stated that today the Talbot County Planning Commission found Resolution 308 inconsistent with the County's Comp Plan and recommended to the County Council that they deny that Resolution. The Planning Commission voted 4-1 that Resolution 313, 1st amendment, was consistent with the Comp Plan with the understanding that their role is only to determine whether connecting Lakeside to an ENR plant is consistent with their Comp Plan. Chip Councill was adamant that a statement was included with that decision that although the Planning Commission found it consistent, he did not recommend that the Council approve it because it would be counteractive to everything the Town of Trappe has done. Attorney Ryan asked for the Council to give her permission to object to these

Resolutions in writing. Commissioner Schmidt made the motion to oppose any and all Resolutions that affect Lakeside and the Town of Trappe. Commissioner Pritchett seconded the motion and all approved.

Executive Session: President Newnam stated that an executive session was held on February 2, 2022 to obtain legal advice.

ORDER OF BUSINESS BEFORE THE COUNCIL

C-2 Zoning District Text Amendment – Attorney Ryan read Ordinance 1-2022 – An Ordinance of the Town of Trappe amending the Trappe Zoning Ordinance, Title III and Section 2 to add definitions of “junk”, “junkyard”, and “storage yard”; and to amend Title IV, Section 6 to permit storage yards by special exception in the C-2 Highway Commercial District. Attorney Ryan stated that Peter Johnston put together this text amendment and the Planning Commission have reviewed and approved it and are recommending that the Town Council adopt it. This text amendment permits a storage yard by special exception in the C-2 district. The property owner would have to go to the Board of Appeals to get a special exception, have to have a minimum property area of 1 acre, can’t have storage in the required yard of buffer areas and outdoor storage shall be screened by a visual barrier approved by the Planning Commission. Commissioner Pritchett made a motion to introduce Ordinance 1-2022. Commissioner Chase seconded the motion.

VOTE:

Newnam – Y Schmidt – Y Pritchett – Y Chase – Y Diefenderfer – absent

Motion approved.

Public hearing will be held on April 6, 2022 at 6:50 pm.

Greg Gannon – Conservation Easement

Mr. Gannon stated that he owns the Castle Racket property and he is exploring the option of putting the property into conservation easement. If this is done the easement would be forever therefore this property could never be developed. After discussion the Council stated that they are not interested in having this property put into conservation easement because it is forever and this is the Town’s growth area per their Comprehensive Plan.

Sandy Thomson – Petition for Annexation – 4234 Lovers Lane

Mr. Thomson would like to annex his property at 4234 Lovers Lane and Mr. Morrison’s property which is between Mr. Thomson’s property and the Elementary School. The annexation would be a total of 16.54 acres of land. Attorney Ryan read Resolution 1-2022 – A Resolution of the Council of Trappe to annex certain lands owned by 8342 Investments, LLC and land owned by Morrison, LLC consisting of 16.54 acres of land, more or less, located on the Southwest side of Lovers Lane and to provide for the terms and conditions of Annexation. The property owners need to provide a plat and metes and bounds description to go with the Resolution should the Council be in favor of annexing this land. Mr. Thomson explained his plan for his property and stated that Mr. Morrison has agreed to be annexed but would like a town property tax waiver. Mr. Morrison stated that he wants to still have the option to develop his property in the future if that is something that he wishes to do but at this time he is zoned Agricultural and wishes to

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remain that way. Commissioner Schmidt made a motion to introduce Resolution 1-2022. Commissioner Pritchett seconded the motion.

VOTE:

Newnam – Y Schmidt – Y Pritchett – Y Chase – Y Diefenderfer – absent
Motion approved.

Postage machine rental contract – Administrator Braband stated that the Town’s rental contract for the postage machine is coming to an end and the Town needs to enter into a new one. The new contract is for 63 months at \$141.07 a month which is an increase of \$333.00 per year. Commissioner Chase made a motion to sign the new postage machine contract as presented. Commissioner Pritchett seconded the motion. All approved.

Other Business: Commissioner Schmidt made a motion to change the Town Council meeting time to 6:00 pm. Commissioner Chase seconded the motion. All approved. The change will take place with the May 4th meeting.

Public Questions/Comments:

Mr. Kane complained again that the water bills are too high and that there is a hole at the end of his driveway where the road meets it.

Executive Session: An executive session is requested to obtain legal advice and discuss a personnel matter. Commissioner Schmidt made a motion to enter into executive session at 7:59 pm. Commissioner Pritchett seconded the motion. All approved.

At the conclusion of the closed session at 8:39 pm, the open meeting was reconvened.

There being no further business to discuss, Commissioner Schmidt made a motion at 8:39 pm to adjourn the meeting. Commissioner Pritchett seconded the motion. All approved.

Respectfully submitted,

Erin Braband, Town Administrator/Clerk