

TOWN OF TRAPPE
PLANNING COMMISSION MEETING
MARCH 21, 2023

Meeting – 6:00 pm

The meeting was called to order at 6:00 pm by Chairman Edgar Harrison. Planning Commission members Scott Metje, Brian Schmidt and Ben Diefenderfer were present. Other attendees for the Town: Town Administrator Erin Braband and Town Planner Peter Johnston.

Review of Minutes

The minutes from the January 17, 2023 meeting were approved as presented.

Old Business

None

New Business

4014 and 4016 Main Street – The Coffee Trappe Infill

Virginia from Rauch, Inc presented a lot line revision plat that would combine the Coffee Trappe building with the green building next door. Mr. Mitchell would like to expand the Coffee Trappe into the green building by connecting them with a breeze way. The green building would hold additional dining space and hopefully a gourmet store in the future. Discussion was held regarding the use of the building and if a special exception would be required. The green building previously received a special exception allowing for a restaurant with 30 seats and was last operated as Trappe Family Restaurant which closed a few years ago. Attorney Ryan previously reviewed the need for a special exception or not and determined that unless otherwise stated the previous special exception would apply to the property and not expire therefore a new special exception would not be needed. Commissioner Schmidt made a motion to approve the lot line revision subject to a record plat that shows the entire parcel and authorize Chairman Harrison to sign the plat when it was completed. Commissioner Metje seconded the motion and it was unanimously approved. Commissioner Metje made a motion to approve the change of use and combination of the two buildings into one. Commissioner Schmidt seconded the motion and it was unanimously approved.

Mr. Mitchell asked the Planning Commission if he could have a weekly farmer's market in the paved parking lot of Momma Maria's in the summer. Mr. Mitchell would handle organizing the farmer's market and thinks it would be a great addition to the Town. Commissioner Schmidt made a motion to approve Mr. Mitchell's request for a farmer's market. Commissioner Metje seconded the motion and it was unanimously approved.

Mr. Mitchell stated that Mr. Choisser was not going to do the automobile repair shop and he would like to put the Dairy Queen at that location and leave the Auction House property for something else in the future. Rauch, Inc is working on the plat and it will be presented to the Planning Commission at a future meeting.

Heritage Area – Cassandra Vanhooser

Mrs. Vanhooser presented information regarding the Chesapeake Heritage Area and would like the Planning Commission to consider becoming part of the Stories of the Chesapeake Heritage Area. This

would allow non-profits such as the Rural Life Museum to apply for grants from the Maryland Heritage Areas Authority. There a couple of steps that need to be taken to become part of the Chesapeake Heritage Area and Mrs. Vanhooser stated that she is willing to help the Town with whatever is needed. After discussion, Commissioner Schmidt made a motion to recommend to the Town Council that Trappe take the necessary steps to be included in the Stories of the Chesapeake Heritage Area and amend the Town's Comprehensive Plan as required. Commissioner Diefenderfer seconded the motion and it was unanimously approved. Mrs. Vanhooser will make a presentation to the Town Council at their April 5th meeting.

Commission/Staff Items

Zoning Ordinance amendments/additions

The Planning Commission continued their discussion on the Zoning Ordinance amendment and Planner Johnston requested that they review Article VII, Supplemental Use Standards for all 7 zones for the next meeting.

With no further business to discuss, the meeting was adjourned at 7:13 pm.

Respectfully submitted,

Erin Braband, Town Administrator/Clerk