

TOWN OF TRAPPE  
PLANNING COMMISSION MEETING  
OCTOBER 18, 2022

**Meeting – 6:00 pm**

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

**Review of Minutes**

The minutes from the August 16, 2022 meeting were approved as presented.

**Old Business**

Choisser Auto – Preliminary Site Plan

Virginia from Rauch, Inc presented a preliminary site plan for Choisser Automotive. Mr. Choisser is looking to build an auto repair service station with a training component to it and is asking if this service would be considered a minor repair or a major repair. Minor repair is a permitted use and major repair would require a special exception. Mr. Choisser stated that he feels that is a minor repair shop because they will not be doing any dismantling, heavy collision repair, body work, and no transmission or engine rebuilding will occur. After discussion the Planning Commission agreed with Mr. Choisser and Commissioner Metje made a motion to find the use a minor repair because it does not include dismantling, heavy collision, body work, and no transmission or engine rebuilding. Commissioner Schmidt seconded the motion and all approved. If Mr. Choisser finds himself in a position to want to start these types of major repairs, he will return to the Planning Commission to start the special exception process. Mr. Choisser is still in the process of finalizing the size of the building but expects the building to be roughly 10,000 square feet with 12 mechanic bays. There will be 5-8 staff members, 20 apprentices and 5 techs when the building is fully staffed. Virginia inquired about the parking calculation and the number of spaces that are shown on the preliminary site plan. Planner Johnson stated that the number of parking spaces shown was sufficient. Commissioner Schmidt made a motion to approve the preliminary site plan as presented. Commissioner Metje seconded the motion and all approved. Mr. Choisser was told that the next step is to submit a lighting plan, landscape plan, sign plan, state highway entrance plan and to work with the Town to figure out the number of EDUs that would be needed for this location.

**New Business**

Castle Racket – commercial area proposal

Administrator Braband stated that Mr. Gannon submitted a letter asking for the Planning Commission if they would be in favor of a small commercial area within the Castle Racket subdivision. Mr. Gannon feels that this would be beneficial to the residents in that subdivision as well as others within walking distance. After discussion the Planning Commission agreed that they would consider a commercial aspect for Castle Racket but Mr. Gannon would need to submit a master plan that shows a store front area and demonstrate how it would be integrated and would meet all the guidelines for the PN district. He would also have to go through the floating zone process because it is already zoned residential. Mr. Gannon would have to go through the entire PUD process but the Planning Commission would be happy to consider it.

**Commission/Staff Items**

Zoning Ordinance amendments/additions – Planner Johnson reviewed the draft Zoning Ordinance that he has created and the Planning Commission discussed the new layout as well as the information in the draft Ordinance. The Planning Commission was asked to review the CIR Community Infill and Redevelopment Overlay District starting on page 51 and be prepared to discuss at the next meeting.

With no further business to discuss the meeting was adjourned at 7:42 pm.

Respectfully submitted,

Erin Braband, Town Administrator/Clerk