

TOWN OF TRAPPE  
PLANNING COMMISSION MEETING

September 21, 2021

**Meeting – 6:00 pm**

The meeting was called to order at 6:00 pm by Chairman Edgar Harrison. Planning Commission members: Bobby Quidas, Scott Metje and Brian Schmidt were present. Other attendees for the Town: Town Administrator Erin Braband, Zoning Administrator Haley Grinnell, Town Planner Peter Johnston, and public attendees: Don English, Wes Schuman, Ryan Showalter, and Bob Rauch.

**Review of Minutes**

The minutes from the August 17, 2021 meeting were approved as presented.

**Old Business**

No old business to discuss.

**New Business**

***Wes Schuman – Concept Plan***

Mr. Schuman presented an idea to the Planning Commission to build townhouses on two properties located across the street from Town Hall. These townhouses would be similar to the ones that he is currently building on Maple Ave. Mr. Schuman asked the Planning Commission for advice on the Town's Zoning ordinance for the Village Redevelopment Sub-Area. Chairman Harrison stated that the Village Redevelopment Sub-Area in the Zoning Ordinance has a table that lists appropriate commercial uses for those areas. Town Administrator Braband stated that the list is only for special exceptions. Peter Johnston suggested a cottage-court design. Mr. Schuman agreed that a cottage-court design would fit with the Town's historic charm. Chairman Harrison stated that the buildings shouldn't be more than one and half stories tall in that part of town. Chairman Harrison suggested that Mr. Schuman come back with some new ideas using the suggestions they have given him.

***Lakeside – Phase 1A final subdivision plat***

Peter Johnston recommended that the Planning Commission grant final subdivision plat approval for Phase 1, Section 1A and authorize the Chairman to sign the final plats after all the required items of the checklist (filed with the minutes) are complete and finalized. Commissioner

Schmidt made a motion to grant final subdivision approval for Phase 1, Section 1A and authorize Chairman Harrison to sign the final subdivision plat after all the required items are complete, finalized and signed by all other parties. Commissioner Metje second the motion:

Vote:

Harrison – Y Quidas – Y Metje – Y Schmidt – Y Diefenderfer– Absent

Motion Approved.

***Lakeside – landscaping plans for Phase 1***

Peter Johnston stated that the landscaping plans for Phase 1 needed to be completed as part of the final subdivision approval process. Peter Johnston suggested that the forty-foot street tree space was too close together and the trees should be spaced at least fifty feet apart. Commissioner Schmidt made a motion to approve the landscape plans for Phase 1 and recognizing that the plans are part of final subdivision plat approval with the addition of at least fifty feet between all street trees. Commissioner Metje second the motion:

Vote:

Harrison – Y Quidas – Y Metje – Y Schmidt – Y Diefenderfer– Absent

Motion Approved.

**Staff Items**

No staff items were discussed.

**Adjourn**

With no other business to discuss, the meeting adjourned at 7:20 pm.

Respectfully submitted,

Haley Grinnell

Zoning Administrator