

TOWN OF TRAPPE
PLANNING COMMISSION
TRAPPE TOWN HALL

January 21, 2020

The meeting of the Trappe Planning Commission was called to order at 7:00 pm by Chairman Edgar Harrison. Planning Commission members Bobby Quidas, Scott Metje, and Brian Schmidt were present. Other attendees for the Town: RD Diefenderfer, Cheyenne Cowell, Erin Braband, Peter Johnston, and Lyndsey Ryan. Public attendees: Don English, Bob Rauch, Wes Schuman, Jake Schuman, Eric Asmussen, Richard Newcomb, and Ryan Showalter.

Review of Minutes

The minutes from December 17, 2019 were approved as presented.

New Business

Pre-Application Discussion – Subdivision – Eric Asmussen

Wes Schuman presented a map (filed with the minutes) depicting a proposed subdivision on the land of Eric Asmussen (Map 300, Parcel 1607). The proposed subdivision would consist of 16 lots. Access to the lots would be made possible by a cul-de-sac connecting to Main Street. Chairman Harrison noted that the Comprehensive Plan discouraged cul-de-sacs, but stated that he did not see an alternative way to provide access to the lots. The Commissioners discussed additional issues such as buffers, drainage, and water and sewer. Peter Johnston asked what the policy was on pipe-stem lots. Chairman Harrison stated that pipe-stem lots were discouraged, but not forbidden. Mr. Schuman stated that he would work on reconfiguring the lots to eliminate pipe-stems or to at least minimize them. In conclusion, the Commissioners found that the proposed subdivision appeared to be conceptually sound.

Comprehensive Plan – Review Town Council Recommendations

The Town Council referred the Comprehensive Plan back to the Planning Commission to discuss proposed language regarding property on the south end of Howell Point Road. Part of the property is located within Town limits and part is located in the County. The proposed language would add the property to the Town's growth area. Attorney Lyndsey Ryan and Mr. Johnston did not recommend adding the proposed language to the Plan. Mr. Johnston noted that the fact that the Plan is silent on split-properties would not prevent annexation of the property in issue in the future. Attorney Ryan stated that an amendment to the Plan could be made when the property owner decides to request annexation. Commissioner Schmidt motioned to deny the proposed

language and to refer the Comprehensive Plan back to the Town Council as previously approved. Commissioner Quidas seconded the motion. All present Commissioners were in favor.

Vote: Harrison – Y; Fegel – not present; Quidas – Y; Metje – Y; Schmidt – Y.

Old Business

Lakeside – PN/PUD Application Review

Attorney Ryan presented draft findings of fact (filed with the minutes). The Commissioners reviewed the draft and found it consistent with their findings. Commissioner Metje motioned for Attorney Ryan to draft findings of fact relative to the Planning Commission’s findings. Commissioner Schmidt seconded the motion. All present Commissioners were in favor.

Vote: Harrison – Y; Fegel – not present; Quidas – Y; Metje – Y; Schmidt – Y.

Staff Items

None

Adjourn

With no other business to discuss, the meeting adjourned at 8:17 pm.

Respectfully submitted,

Cheyenne Cowell

Zoning Administrator