

TOWN OF TRAPPE  
PLANNING COMMISSION  
TRAPPE TOWN OFFICE

December 18, 2018

7:00 PM

The meeting of the Trappe Planning Commission was called to order at 7:02 pm by Chairman Edgar Harrison. Other members present were Bobby Quidas, Scott Metje, Norm Fegel, and Brian Schmidt. Also present were Zoning Administrator Cheyenne Cowell, Administrator Erin Braband, Peter Johnston, and Don English.

**Review of Minutes**

The minutes from October 16, 2018 were approved as presented.

**Old Business**

Comprehensive Plan Update – Peter Johnston

Mr. Johnston began by asking the Commissioners if they had any questions regarding the Natural Resources and Sensitive Areas draft or the Water Resources Element draft (filed in the records). Commissioner Metje asked if the language indicating that the current waste water treatment plant would support Lakeside for the first 200 homes was correct. Mr. Johnston stated that the language would be updated as it appears that Lakeside will be self-sufficient. Mr. Johnston noted that it is important to remember that the scenarios discussed in the Comprehensive Plan are possibilities and are not definite.

Mr. Johnston stated that the next part of the program the Commissioners will look at is implementation. Mr. Johnston discussed the idea of making small changes that would provide large benefits with success and minimal detriment with failure. Mr. Johnston suggested that the Zoning Ordinance should encourage small business and various housing types. Chairman Harrison stated that the implementation period may be a good time to look at updating the Zoning Ordinance.

Mr. Johnston stated that the purpose of the Water Resources Element is to demonstrate that the receiving waters have enough capacity to receive sewer effluent and storm water flow. Mr. Johnston stated that important practices include requiring the Storm Water Management Ordinance to be enforced on new development and preserving forest buffers.

Mr. Johnston stated that one of the goals of the Natural Resources and Sensitive Areas chapter is to implement minimum buffer requirements into the Zoning Ordinance. Mr. Johnston noted that the Zoning Ordinance needs to be flexible to allow the applicant to retain as much buffer as possible while still retaining basic use of the property.

**New Business**

None

**Staff Items**

None

With no other business to discuss, the meeting was adjourned at 8:19 pm.

Respectfully submitted,

Cheyenne Cowell

Zoning Administrator