

TOWN OF TRAPPE
PLANNING COMMISSION
TRAPPE TOWN HALL

March 19, 2019

7:00 PM

The meeting of the Trappe Planning Commission was called to order at 7:01 pm by Chairman Edgar Harrison. Planning Commission members Bobby Quidas, Norm Fegel, Scott Metje, and Brian Schmidt were present. Other attendees for the Town: Zoning Administrator Cowell, Town Administrator Braband, Attorney Booth, Attorney Ryan, and Peter Johnston. Public attendees: Don English, Bob Rauch, Ryan Showalter, Mike Hellyer, Tom Mitchell, Craig Linthicum, Walter Chase, and Chris Polk.

Review of Minutes

The minutes from January 15, 2019 were approved as presented.

Old Business

Comprehensive Plan Update – Peter Johnston

Mr. Johnston stated that he has given the draft Comprehensive Plan to Attorney Booth and that she would like to get input regarding the Lakeside development.

New Business

Lakeside – Ryan Showalter, Bob Rauch, and Mike Hellyer

Mr. Showalter gave a brief history of the Lakeside development. Mr. Showalter said that a lack of demand in the housing market suspended the project in the early 2000s. New infrastructure technologies have made it possible for the project to start moving again.

Mr. Showalter stated that minor amendments would need to be made to the original PUD plan, which could be acted upon by the Planning Commission. The Planning Commission will also need to analyze the Developer's Rights and Responsibilities Agreement (DRRA) against the Comprehensive Plan to make sure that the DRRA is in compliance. Lakeside hopes to receive feedback from the Town prior to submitting its PUD plan application.

Mr. Showalter stated that many of the original details of the project have not changed, such as the location of wetlands and the size of the PN district. The development will still consist

of 2,501 units. Mr. Showalter stated that one of the biggest changes to the project is the addition of four-story apartment buildings which are 55-60 feet tall.

Mr. Showalter referred the Commissioners to page two of their packets (filed in the records) and stated that there would most-likely be no changes to the boundary of the project. There is an 8.5 acre parcel that was subdivided and sold to Delmarva Power for a regional substation. Mr. Showalter said that he expects that parcel to be included in the project boundary. The Slaughter home was originally part of the PN District. The parcel is no longer part of the project, as it is owned by the Slaughters. There is also a parcel on Rt. 50 that was previously approved as an orchard at the entrance to the development.

Mr. Showalter stated that there has been an effort to make the public open spaces (parks, trails, etc.) larger. The plan shows a large green space, including tennis and basketball courts, which connects to other amenities on the lake such as a beach and walking trail. Attorney Booth asked if the green space would be deeded to the Town as a public park. Mr. Rauch stated that their intention was to have the green space as the central public park. The plans also show a waterfront restaurant on the lake. Mr. Rauch said that he based the concept off of a waterfront restaurant in Central Park. The restaurant has canoe and kayak rentals and Mr. Rauch said that he hopes that the Lakeside restaurant will have those amenities as well.

Mr. Johnston asked about the four-story apartment buildings on the lake. Mr. Rauch said that they are market-rate apartments. The Rocks family has experience with this type of apartments and is currently working on 300 of them in Bridgeville, DE. The apartments are HUD insured which requires them to have elevators. The market studies for the apartments have shown a strong demand. Mr. Johnston asked what the expected rent was for the apartments. Mr. Hellyer stated that they would start around \$1,200 a month and consist of mostly 2 bedroom units.

Mr. Johnston asked about the design guidelines. Mr. Showalter stated that the old design guidelines were very specific. Mr. Rauch said that the old guidelines were driven by the idea of having a national builder. They hope to work with the Town to develop a more flexible set of guidelines to accommodate smaller builders. Commissioner Schmidt asked if different builders would be used for Phase 1A through 1C. Mr. Rauch stated that Rocks is prepared to build all of the first phase (73 units). The development would be open to builders for any number of lots, whether it was 5 or 500. The developers would be able to design neighborhoods with various lot sizes and building styles that would be brought to the Planning Commission for approval.

Mr. Rauch stated that there would be no "McMansions". Housing types would consist of cottages, townhouses, condominiums, apartments, and one- and two-story homes. Chairman Harrison said that he liked the improvements on the waterfront district, specifically the apartments and townhomes.

Mr. Rauch stated that the original plan called for a large, north-to-south boulevard through the project. The boulevard is now broken up by traffic circles to discourage it from being used as a bypass for beach traffic on Rt. 50. Commissioner Schmidt asked if each part of the boulevard would be completed as the phases were completed. Mr. Rauch said that the boulevard would most-likely extend to Piney Hill Rd fairly quickly, but the extension of the road throughout the entirety of the project would depend on builder demand.

A modular system is now an option for the wastewater treatment plant. The system would allow 100,000 gallon sections to be brought in as-needed. Each section can serve around 500 units. Mr. Rauch stated that initially, they would build the first section of a five-section wastewater treatment plant. The treatment plant would be a membrane bioreactor which would produce ENR quality wastewater. This would give the Town the opportunity to apply for a point discharge if needed.

Mr. Rauch stated that initially, Rocks would build the infrastructure, build the first phase of the wastewater treatment plant, and connect the Piney Point well. Mr. Johnston asked when the Town would be expected to take over the infrastructure. Mr. Rauch stated that it was left open so that Rocks would assume and accept responsibility for the infrastructure until the Town was ready to take over. Mr. Showalter said that typically the infrastructure is conveyed with a warranty.

Mr. Johnston asked how a HOA would be enforced in the presence of diverse neighborhoods and housing types. Mr. Showalter stated that there will be a master HOA, and they anticipate that some neighborhoods will have smaller sub-HOAs.

Chairman Harrison said that he liked the balance between the flexibility on the individual houses and the consistency of the neighborhood style. He said that he was skeptical about the commercial section along Piney Hill Rd. Mr. Rauch said that they did not expect that to be a major commercial area, but more of a neighborhood commercial area consisting of small shops.

Mr. Rauch stated that he thinks they have put together a strong plan that appeals to millennials as well as active adults. He believes that the waterfront and park areas will be a great destination and will help to support the commercial areas. They aim to begin pulling permits by then end of 2019 and begin finishing the first homes by the end of 2020.

Mr. Chase asked where the wastewater treatment plant would be located. Mr. Rauch said that the plant would be located in the same place as noted on the original plan, off of Backtown Rd. Chairman Harrison noted that the plant would be enclosed so it would not give off any considerable odor or produce any pests.

Mr. Rauch and Mr. Showalter hope to meet with the Town Council at their next meeting on April 3, 2019.

Staff Items

None

With no other business to discuss, the meeting was adjourned at 8:42 pm.

Respectfully submitted,

Cheyenne Cowell

Zoning Administrator