

Town of Trappe
Planning Commission Meeting
July 15, 2025

Meeting – 6:00 pm

Chairman Harrison called the meeting to order. Planning members Bobby Quidas, Doran Bowman, Brian Schmidt and Richard Allison (at 6:11 pm) were present. Other attendees for the Town: Town Administrator Erin Braband, Town Planner Peter Johnston and Town Attorney Lyndsey Ryan.

Agenda: The agenda was approved as submitted.

Minutes: The minutes from the May 20, 2025 meeting were approved as submitted.

New Business:

Lakeside Phase 1, Section 1C-2A subdivision plat –

James Cook from Rauch presented a subdivision plat for Phase 1, Section 1C-2A for 10 additional townhouse lots. Mr. Cook stated that these lots are the same as the lots in 1C-3 and will be the same product. The developer has already installed the meter pits for these lots as well as the sewer cleanouts. Mr. Cook is asking for final plat approval so the lots can be created but is not asking for building permits yet as the Town Council has put a stop to the issuance of building permits due to water capacity concerns. Chairman Harrison questioned the reason for asking for additional lots when the Town has determined that there is no additional water capacity until the new well is installed, is operational and the amount of additional capacity is determined by the Town Council. Mr. Cook stated that the developer was ready to proceed with the new well but was told by the Town that they could not do so until all permits have been received. Attorney Ryan stated that the developer requested to begin the new well project before receiving MDE's construction permit and that decision needs to go before the Council, staff does not have the authority to grant permission to begin. The request was received after the July Council meeting so it has to wait until the August meeting therefore no work has been permitted to begin. Planner Johnston stated that Section 31 of the Town's subdivision regulations states that the Planning Commission may disapprove a subdivision request if any of the Town's public facilities are not adequate. Mark Courtney, Lakeside resident, asked how the Town could accelerate the project/development as the Lakeside residents would like to see it continue and flourish. Commissioner Schmidt gave an overview of the timeline for the water capacity and storage issues and the developer's delayed response to the Town's request as per the DRRRA. Mr. Cook gave an overview of the work that the developer was doing behind the scenes to comply with the

Town's request and stated that they are actively working to bring their wells online and get a new water tower installed. The developer is expecting a permit from MDE in December to bring their Piney Point well online. Mr. Cook requested to amend his ask this evening and requested at least preliminary plat approval for this phase so the developer could continue to work with the interested builders. After additional discussion, Commissioner Schmidt made a motion to give preliminary plat approval for Phase 1, Section 1C-2A. Commissioner Quidas seconded the motion.

VOTE:

Bowman – Y Schmidt – Y Harrison – Y Quidas – Y Allison – N

Motion approved by vote of 4 to 1.

Attorney Ryan stated that the preliminary approval is valid for 1 year and the developer is able to request an extension if done so at least 30 days prior to the expiration.

Commission/staff items: None

With no further business to discuss, the meeting was adjourned at 6:40 pm.

Respectfully submitted,
Erin Braband, Town Administrator