

TOWN OF TRAPPE  
PLANNING COMMISSION  
TRAPPE TOWN OFFICE

April 17, 2018

7:00 PM

The meeting of the Trappe Planning Commission was called to order at 7:00 pm by Chairman Edgar Harrison. Other members present were Bobby Quidas, Scott Metje, Yvonne Bartolomeo, and Norm Fegel. Also present were Zoning Administrator Cheyenne Cowell, Town Administrator Erin Braband, Don English, and Jim Thompson.

**Review of Minutes**

The minutes from March 20, 2018 were approved as presented.

**Old Business**

None

**New Business**

Jim Thompson – Pending Permit T-08-2018

Chairman Harrison recused himself because Mr. Thompson is his son-in-law. Commissioner Quidas introduced Mr. Thompson's permit application. Commissioner Fegel suggested that Mr. Thompson look into an attached garage/bedroom. Administrator Braband noted that the combination of a bedroom, bathroom, kitchen, and garage would require a new water/sewer connection. A bedroom and bathroom above a garage would require a new water connection but not a new sewer connection. Mr. Thompson noted the definition of an accessory dwelling includes a kitchen. He discussed his plans for the structure as a place for his parents to stay when they visit 5 or 6 weeks a year. In the future he may decide to rent the structure out. It was established that one of the largest factors hindering the process was the cost of the water/sewer connection and capacity charges. Mr. Thompson asked if he would avoid the charges if he built a bedroom/bathroom addition and a detached garage. It was determined that he would, and this option would avoid the appeals process and additional meetings. Mr. Thompson noted that he felt it was unfair for someone that was building a one bedroom home to have to pay the same as someone who was building a home for six people. Commissioner Bartolomeo motioned for the

Planning Commission to make a favorable recommendation to the Board of Appeals if Mr. Thompson decided to submit his application as presented. Commissioner Fegel seconded the motion.

*Vote:* Fegel – Y Harrison – abstained Quidas – Y Bartolomeo – Y Metje – Y

**Staff Items**

Administrator Cowell announced that Attorney Booth and Peter Johnston would be at the May 15<sup>th</sup> Planning Commission meeting to discuss possible revisions to the Zoning Ordinance and the Comprehensive Plan.

Administrator Braband announced that a meeting would be held at 6 pm on May 15<sup>th</sup> to discuss definitions relating to sewer lines. Attorney Booth and Commissioner Newnam are scheduled to attend.

Chairman Harrison gave a presentation on zoning districts and overlay zones.

With no other business to discuss, the meeting was adjourned at 7:25 pm.

Respectfully submitted,

Cheyenne Cowell, Zoning Administrator