

**TRAPPE PLANNING COMMISSION**  
**MINUTES**  
**TELECONFERENCE**  
**APRIL 21, 2020**

The regular meeting of the Trappe Planning Commission was held by teleconference. The meeting was called to order at 7:03 PM by Chairman Edgar Harrison. Planning Commission members in attendance: Norm Fegel, Bobby Quidas, Scott Metje, and Brian Schmidt. Town Staff in attendance: Cheyenne Cowell, Erin Braband, Lyndsey Ryan, and Peter Johnston. Public in attendance: Don English, Ryan Showalter, and Dina Skipper.

REVIEW OF MINUTES

The minutes of the January 21, 2020 meeting were approved as presented.

OLD BUSINESS

No business presented.

NEW BUSINESS

*Application for Special Exception – Dina Skipper*

The Commissioners reviewed Dina Skipper's Application for Special Exception (BOA-01-2020) to permit a Home Occupation within the R-1 District. Chairman Harrison opened the floor for comments from Town Staff, the Applicant, and the Planning Commission. No comments were provided. Commissioner Fegel made a motion to favorably recommend BOA-01-2020 to the Trappe Board of Appeals, Commissioner Metje seconded the motion, and the motion was approved (5Y, 0N).

*Comprehensive Plan - Review of Town Council Recommendation*

Attorney Lyndsey Ryan stated that Lakeside filed a request with the Town Council to obtain connections to the existing Wastewater Treatment Plant for at least the first phase of development (84 lots, 120 EDUs). The 2019 Draft Comprehensive Plan does not currently contemplate Lakeside connecting to the existing Wastewater Treatment Plant. The Town Council requested a recommendation from the Planning Commission regarding the proposed connection.

Commissioner Schmidt asked how much capacity the Wastewater Treatment Plant currently has. Town Administrator Erin Braband stated that GMB estimates that the Town has about 250 EDUs available after infill and other project reservations. Commissioner Schmidt stated that, because of GMB's estimation, he does not believe adding a portion of Lakeside to the existing Wastewater Treatment Plant will affect infill capacity. Peter Johnston asked what system the connected lots would be on after construction of the development was complete. Ryan Showalter stated that the lots connected to the existing Wastewater Treatment Plant would remain connected to that plant permanently.

Commissioner Schmidt made a motion to recommend approval of Lakeside's connection to the existing Wastewater Treatment Plant, up to a capacity that protects the Town's infill lots, to the Town Council. Commissioner Metje seconded the motion, and a vote was called:

Harrison: Y Fegel: Y Quidas: Y Metje: Y Schmidt: Y  
Motion approved.

*Lakeside – Review Talbot County Resolution 281*

Attorney Ryan explained that Resolution 281 would bring the Northern half of the Lakeside development into S-1, W-1 status in the Talbot County Comprehensive Water and Sewer Plan. The County Council's review of the Resolution requires a review by the local jurisdiction's Planning Commission to ensure compliance with the jurisdiction's Comprehensive Plan. Attorney Ryan noted that the Commissioners should conduct their review based on the 2010 Trappe Comprehensive Plan, as the 2019 Plan has not been formally adopted. Resolution 281 is consistent with the Trappe Comprehensive Plan on land application as a method for discharge, spray irrigation located in the agricultural district, the Town's growth area, and development concentrated in suitable areas.

Commissioner Fegel made a motion to find Talbot County Resolution 281 consistent with the 2010 Trappe Comprehensive Plan. Commissioner Schmidt seconded the motion, and a vote was called:

Harrison: Y Fegel: Y Quidas: Y Metje: Y Schmidt: Y  
Motion approved.

Commissioner Schmidt made a motion to allow Attorney Ryan to draft a letter to the Talbot County Council reiterating the Planning Commission's findings on Talbot County Resolution 281. Commissioner Metje seconded the motion, and a vote was called:

Harrison: Y Fegel: Y Quidas: Y Metje: Y Schmidt: Y  
Motion approved.

STAFF ITEMS

No items presented.

ADJOURN

Being no further business, the meeting of the Trappe Planning Commission adjourned at 7:46 PM.