

TOWN OF TRAPPE
PLANNING COMMISSION
TRAPPE TOWN OFFICE

June 20, 2017
7:00 PM

The meeting of the Trappe Planning Commission was called to order at 7:00 pm by Chairman Edgar Harrison. Members present were Edgar Harrison, Bobby Quidas, Donna Baynard and Norm Fegel. There is one vacancy on the board. Also present were Commissioner Don English, Planner Jennifer Shull, Jack and Sharon Morrison, and Robert Greenlee, Realtor.

The minutes from the February 21, 2017 meeting were approved as presented without objection.

Permits Pending: None

Permits Issued:

T-05-2017 Middleton-3739 Harrison Circle-shed-\$4,300

T-06-2017 Moore-3749 Marvel Drive-fence-\$1,000

T-07-2017 Briggs-3837 Rumsey Drive-Solar-\$15,876

T-08-2017 Marshall Auction House-3795 Ocean Gtwy-Restroom renovation-\$8,000

T-09-2017 Corkran-4082 Diamond St-Shed-\$700

T-10-2017 4021 Pub-4021 Main Street-Signage-\$2,500

T-11-2017 Dodson-3873 Main St-inground pool-\$25,000

T-12-2017 4021 Pub-4021 Main Street-interior renovations-\$50,000

T-13-2017 Skipper-3875 Rumsey Drive-Solar-\$38,280

T-14-2017 Skipper 3808 Seymour Drive-Solar-\$24,882

Zoning Issues Pending: Chairman Harrison stated there was a request for an informal discussion with property owners, Jack and Sharon Morrison, and their agent Bob Greenlee, regarding their interest in annexing and developing 2 parcels on Lovers Lane. Mr. Greenlee began the conversation that his clients appreciated an exchange of ideas about the potential of an annexation request being received favorably, and wanted to test the waters prior to commitment, or investment.

The property is located at 4234 Lovers Lane, Map 54, Grid 17, Parcels 72 and 79. In the county there are zoned Light industrial 3.483 acres, and Agricultural 13.057 acres. Greenlee stated getting more than one perk would be difficult, hence the desire to annex into the town to seek water & sewer to support greater economic development of the site. The idea per Mr. Greenlee is to retain and restore the Defender Packing building, which has fallen into disrepair, using a variety of state resources/grants. No

Planning Commission

June 20, 2017

Page | 1

plan has been developed or proposed at this point. Ideas include senior housing, flex space for small contractors like plumbers, electricians, etc.

Annexation process and expenses discussed with applicants by Ms Shull. Shull stated that at annexation many items are negotiable including the extraction of fees, improvements to the road and pump station, etc. Chairman Harrison stated that the existing water/sewer allocation is for land already in town, and that there was an obligation to those folks who have land in town and have been paying taxes for years to have the availability of water/sewer should they desire it. This board does not have the authority to change policy nor would they recommend such for this property (agreement by all members present).

Mr. Greenlee questioned if an exchange of annexation area was even a possibility. He asked if there could be a reduction in areas already annexed in exchange to allow this property to be annexed and receive w/s allocation. More discussion about what could potentially be done to encourage the development of the lot without water/sewer. Ms Shull suggested they applicants approach the Eastern Shore Land Conservancy to assist them with exploring and development of their ideas as well as potential funding sources. The board agreed that the door is always open for discussion when a more solid plan is in hand.

Old Business: None

New Business: Annual Report 2016-Planner Shull presented the annual report for the year 2016 required by the Maryland Dept of Planning. Shull reported that Trappe files an abbreviated report when it issues less than 50 new residential home permits. Two new homes were built in 2016, and one additional permit is forthcoming. All members of the sitting Planning Commission have completed the required educational class. One opening exists on the Planning Commission, and the Council has elected to wait to see if additional letters of interest are received before appointing a new member. A mid cycle 5 year narrative will be drafted and submitted indicating the status of the comprehensive Plan. Chairman Harrison stated that authorization by the board is not necessary for that accompaniment.


Motion by Mrs. Baynard, second by Mr. Fegel to approve the 2016 Annual Report, and to forward a copy to the Town Council as information. No Discussion.

Vote:

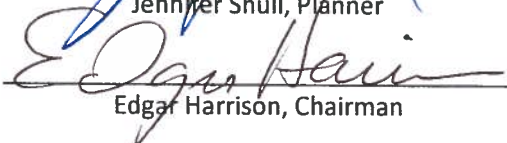
Vacant	Fegel	Harrison	Quidas	Baynard
	Aye	Aye	Aye	Aye

Discussion Items: There were none.

The meeting was adjourned at 8:10 pm.



Jennifer Shull, Planner



Edgar Harrison, Chairman

Planning Commission

June 20, 2017

Page | 2