

Town of Trappe
Planning Commission
September 15, 2026

Chairman Harrison called the meeting to order at 6:00 pm. Planning members Bobby Quidas and Mark Courtney were present. Other attendees for the Town: Town Administrator Erin Braband and Town Planner Peter Johnston.

Agenda: The agenda was approved as presented.

Minutes: The August 18, 2026 minutes were approved as presented.

New Business:

Food Truck Proposal – Mr. Rameriz

Mr. Rameriz was not in attendance but the Planning Commission discussed food trucks being allowed in Town in general. Planner Johnston stated that as written in the Zoning Ordinance food trucks are not a permitted use in Town but the Planning Commission could revise the Zoning Ordinance and permit if they wanted to do so. Discussion was held regarding food trucks and what categories they should and could fit into. Commissioner Courtney made a motion to revise the Zoning Ordinance to allow food trucks. Commissioner Quidas seconded the motion and it was unanimously approved. Discussion continued on where food trucks should be located, what permits are required, restrictions, enforcement and parking. After discussion Commissioner Quidas made a motion to request Planner Johnston to draw up a draft amendment to the Zoning Ordinance for the Planning Commission to review and discuss at their October meeting. Commissioner Courtney seconded the motion and it was unanimously approved. Chairman Harrison requested that Administrator Braband reach out to Mr. Rameriz again and invite him to the October meeting to discuss his request.

Proposed 5 MW Community Solar Farm on Piney Hill Road –

At the request of the Planning Commission at their August 18th meeting, Planner Johnston presented the Planning Commission with a recommendation memo for this project. This project is consistent with the Town's Comprehensive Plan and Zoning Ordinance. The Planning Commission reviewed the conditions and recommendations in Planner Johnston's memo. After discussion Commissioner Quidas made a motion to forward Planner Johnston's memo to the Town Council as the findings and opinion from the Planning Commission. Commissioner Courtney seconded the motion and it was unanimously approved.

Lakeside Landscape Plan –

A complaint was received regarding Lakeside's landscape plan and the locations of some of the trees. Currently trees are being planted directly in front of houses which competes with the builder planted trees, trees are being planted right next to stop signs and light poles as well. Planner Johnston stated that the Design Guidelines allow flexibility with the plantings. James Cook from Rauch stated that GMB is requiring that the developer stick with the submitted plan which has trees 40 feet apart and will not approve a variance. Discussion was held on the locations of some of the problem trees and how to proceed going forward. After discussion Planner Johnston suggested that the Town meet with GMB and Rauch to discuss this in more detail and come up with a solution. Administrator Braband will schedule a meeting between representatives from the Council, the Planning Commission, GMB, Rauch and Town Staff.

Commission/Staff Items:

Planner Johnston stated that the State has set a minimum requirement that Towns must allow manufactured homes and accessory dwelling units in Town. After reviewing the proposed amendments submitted by Planner Johnston, Commissioner Courtney made a motion to forward Planner Johnston's recommendation for the Zoning Amendments to the Town Council for adoption. Commissioner Quidas seconded the motion and it was unanimously approved.

Planner Johnston presented the Planning Commission with Zoning Ordinance revision recommendations for the M Industrial Zone. After discussion, Commissioner Courtney made a motion to forward Planner Johnston's recommendations to the Town Council for adoption. Commissioner Quidas seconded the motion and it was unanimously approved.

Chairman Harrison requested that the Town work to get information from other local municipalities and Counties on how they are dealing with data centers and bring the information back for the Planning Commission to start reviewing.

Public Questions/Comment: None

With no further business to discuss, the meeting was adjourned at 7:12 pm.

Respectfully submitted,
Erin Braband, Town Administrator