

TOWN OF TRAPPE  
PLANNING COMMISSION MEETING

April 20, 2021

**Meeting – 7:00 pm**

The meeting was called to order at 7:00 pm by Chairman Edgar Harrison. Planning Commission members: Bobby Quidas, Scott Metje, and Brian Schmidt were present. Other attendees for the Town: Erin Braband, Haley Grinnell, Peter Johnston, and Lyndsey Ryan. Public attendees: Casey Rauch and Bob Rauch.

**Review of Minutes**

The minutes of the March 16, 2021 meeting were approved with no corrections.

**Old Business**

*Lakeside Preliminary Plat for Section 1, Phase 1A*

*Lakeside Preliminary Plat for Section 1, Phase 1B*

Casey Rauch presented the changes that were made to Phase 1A in response to comments received from the Planning Commission over the last month. Mr. Rauch stated that the lots along the major collector road going into the community have been revised. Mr. Rauch stated that per the Planning Commission's request some of the lots have been reversed which required additional lot revisions. These revisions allowed the houses to be situated on the lots without facing the rear of another house

Casey Rauch presented the plans for Phase 1B which are consistent with the approved PUD plans. Mr. Rauch requested preliminary plat approval for Phase 1A and 1B if the Planning Commission was ready to do so. Peter Johnson stated he did not have an issue recommending preliminary approval for the revised Phase 1A but there are still outstanding issues that need to be addressed before final approval can be given. Mr. Johnson stated that in regard to Phase 1B he has not had time to complete his review. Erin Braband stated that GMB has not completed their review of Phase 1B at this time either. Mr. Johnson stated he has no problem recommending preliminary plat approval for Phase 1B as long as the discrepancies between the Design Guidelines and the Phase 1B plans are corrected. Mr. Johnson stated that the plans for Phase 1A, 1B, and 1C show no curb extension or bump outs which provide a visual sign that you are entering one of the neighborhoods, they also provide additional pedestrian safety for crossing the road and are used as a traffic calming component. Also, Mr. Johnson asked Mr. Rauch where the fire hydrants will be located on each Phase. Bobby Quidas stated that a fire hydrant is needed every 500 feet. Mr. Johnson stated that the concept plan for 1C was different then the plans that were previously shown to the Planning Commission. The original plans showed single-family homes and now the revised

plans show town houses. Mr. Johnson stated that is nothing wrong with change as long as the Planning Commission receives a revised Design Guidelines or a revised Master Plan. Mr. Johnson also stated that each change would have to meet the Town's Zoning Ordinances. Mr. Rauch agreed to present new revised plans for each change and to meet the Town's Zoning Ordinance. Mr. Rauch stated that they will have an Amended Master Plan with a PUD plan amendment for the Planning Commission's June's meeting. Brian Schmidt asked about the number of town houses in Phase 1. Mr. Johnson suggested that Mr. Rauch ask the Planning Commission to accept an amendment to the original PUD that increases the number of town houses in this Phase. Mr. Rauch stated that at the June meeting they will be presenting Section 1, Phase 1C and the amended PUD Plan. Mr. Schmidt asked about the Forest Conservation. Mr. Rauch stated that they can not start construction until the Forest Conservation permit is signed. Attorney Ryan stated the Town does not have a Forest Conservation Plan and so the State's plan takes over and they will issue the permit. Mr. Schmidt asked what kind of trees will be planted between the sidewalks and the streets. Mr. Johnson stated that there are certain types of trees that are better for street trees because of their root structures.

Scott Metje made a motion to reaffirm the Planning Commission's preliminary approval of Phase 1A while still taking into consideration the comments that still need to be addressed from the previous meeting and offered preliminary approval of Phase 1B considering the inconsistencies that are shown and there needs to be some clarification to that going forward. Brian Schmidt second the motion.

Harrison – Y Quidas – Y Metje – Y Schmidt – Y

Motion Approved.

### **New Business**

*Sandy Thomson- Proposal for Nelson Property-* No information submitted

### **Staff Items**

None

### **Adjourn**

With no other business to discuss, the meeting was adjourned at 8:21 pm

Respectfully submitted,

Haley Grinnell

Zoning Administrator