

TOWN OF TRAPPE  
PLANNING COMMISSION MEETING

August 17, 2021

**Meeting – 6:00 pm**

The meeting was called to order at 6:00 pm by Chairman Edgar Harrison. Planning Commission members: Bobby Quidas, Ben Diefenderfer, and Brian Schmidt were present. Other attendees for the Town: Town Administrator Erin Braband, Zoning Administrator Haley Grinnell, Town Planner Peter Johnston, and Town Attorney Lyndsey Ryan. Public attendees: Don English and Bob Rauch.

**Review of Minutes**

The minutes from the July 20, 2021 meeting were approved as presented.

**Old Business**

No old business to discuss.

**New Business**

***Phase 1, Sections 1-C1, 1-C2, & 1-C3:***

Peter Johnston stated that parking for Phase 1C for the townhouses is 8x20 and in the design guidelines the Town requirements are for 9x18 for ninety-degree parking. Bob Rauch stated that the parking will be to the Town's requirements. Peter Johnston suggested to the Planning Commission that they amend the design guidelines to specify the details of the parking dimension for the townhouses in Phase 1C. Bob Rauch stated that he is requesting preliminary subdivision for the two-step process so he can move into the site design. Commissioner Schmidt made a motion to approve the Preliminary Plat on page 3 (filed with the minutes) for Sections 1-C1, 1-C2, and 1-C3. Commissioner Diefenderfer second the motion:

Vote:

Harrison – Y Quidas – Y Metje – Absent Schmidt – Y Diefenderfer – Y

Motion Approved.

***Division of Phase 1, Sections 1-C1, 1-C2, & 1-C3:***

Commissioner Schmidt stated that there were two hundred and one (201) units instead of two hundred (200) units. Bob Rauch stated that they had adjusted the road but the total number of units was still two hundred (200). Commissioner Schmidt made a motion to approve the

preliminary subdivision plat for Sections 1-C1, 1-C2, and 1-C3. Commissioner Diefenderfer second the motion:

Vote:

Harrison – Y Quidas – Y Metje – Absent Schmidt – Y Diefenderfer– Y

Motion Approved.

***Site plan review for Temporary Sales Office:***

Peter Johnston stated that the temporary sales office did not need site plan approval but it does need to be verified by the Planning Commission that it has been added to the Stormwater Management plan and verified that it is part of the erosion control plan during construction. After the verifications have been completed, Commissioner Harrison and Peter Johnston will need to sign the site plan.

***Site plan review Wastewater Treatment Plant (WWTP):***

Bob Rauch stated that he is requesting preliminary site plan approval for the first phase of the wastewater treatment plant. This phase will support one hundred and thirty-five thousand (135,000) gallons of flow per day for the first five hundred (500) units. After review, Commissioner Schmidt made a motion to grant preliminary site plan approval for the first phase of the wastewater treatment plant. Commissioner Diefenderfer second the motion:

Vote:

Harrison – Y Quidas – Y Metje – Absent Schmidt – Y Diefenderfer– Y

Motion Approved.

***Development Rights and Responsibilities Agreement (DRRA):***

Attorney Ryan stated at the August Planning Commission meeting, the Commissioner's findings of the first amendment of the DRRA were consistent with the Town's Comprehensive Plan and that they had asked her to draft a Resolution of the findings that the Planning Commission made. Attorney Ryan presented Resolution 1-2021. Commissioner Schmidt made a motion to adopt Resolution 1-2021 as the Planning Commission finds that the first amendment of the DRRA is consistent with the Town's Comprehensive Plan. Commissioner Diefenderfer second the motion:

Vote:

Harrison – Y Quidas – Y Metje – Absent Schmidt – Y Diefenderfer– Y

Motion Approved.

**Staff Items**

No staff items were discussed.

**Adjourn**

With no other business to discuss, the meeting adjourned at 8:25 pm.

Respectfully submitted,

Haley Grinnell

Zoning Administrator