

TOWN OF TRAPPE PLANNING COMMISSION
VIA ZOOM DUE TO COVID-19
December 15, 2020

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

Review of Minutes

The minutes of the August 18, 2020 meeting were approved with no corrections.

Old Business

None.

New Business

Lakeside: Preliminary Plat for Phase 1, Section 1

Bob Rauch presented an overview of the application that was submitted for the Phase 1, Section 1 Preliminary Subdivision Plat. This first phase consists of 89 lots. The Trappe Town Council approved the revised PUD plan for Lakeside at their December 2, 2020 meeting. Mr. Rauch stated that there is a DRRA already in place but the developer is working through some proposed amendments that they plan to present to the Town Council and the Planning Commission in the next few months. Mr. Rauch stated that this preliminary subdivision plat complies with the requirements from last Planning meeting (recorded with records). Chairman Harrison stated that he was concerned with the location of some of the lots being so close together and the privacy of those residents. Mr. Rauch stated that there will be sufficient screening for privacy. The proposed homes will consist of 2–3-bedroom, 1,800-2,500 sq ft single family homes. Mr. Rauch stated that the developer is working with interested builders and there will be individual lots available for local builders as well. Mr. Rauch also stated that a proposal for a temporary sales center and permanent visitor center plan will be presented to the Planning Commission at a later date as independent site plans. Mr. Rauch stated that Lakeside has received their permit for the Rt. 50 entrance from SHA and work will begin on that after the first of the year. Attorney Ryan made a recommendation that the Planning Commission wait until their meeting in February to discuss approving the Preliminary Plat and allow Peter Johnston time to review the plats and make sure that all the Zoning Ordinance requirements are met. The Planning Commission agreed and deferred discussion and possible approval until their February meeting. Mr. Johnston will review the plans and present his findings to the Planning Commission before their February meeting.

Chairman Harrison stated that he has recently visited a subdivision named Guilford in Baltimore that he feels represents what Lakeside may look like and suggested that the Planning Commission take a day trip to tour the subdivision.

Staff Items

No Staff Items were discussed.

Adjourn

With no other business to discuss, the meeting was adjourned at 8:05 pm

Respectfully submitted,

Haley Grinnell

Zoning Administrator