

Town of Trappe  
Planning Commission  
Special Meeting/Workshop  
February 12, 2024

The Special Meeting/Workshop was called to order at 4:30 pm by Chairman Edgar Harrison. Planning members Bobby Quidas, Scott Metje, Brian Schmidt and Richard Allison were present. Other attendees for the Town: Town Administrator Erin Braband and Town Planner Peter Johnston.

Dollar General – Curtis Snyder presented final plans for Dollar General and stated that GMB is currently reviewing the infrastructure plans, that he is in the process of obtaining letters of credit for the Public Works Agreement, that he is in the process of obtaining forest conservation approval and that is in the process of obtaining State Highway approval. Mr. Snyder stated that they are most likely going to do the fee in lieu of for forest conservation but he is awaiting approval for that option. Commissioner Schmidt stated that the Town Council reviewed and approved the sewer main relocation which is required for this project and GMB is reviewing those plans as well. The Town Council also approved the Public Works Agreement contingent upon Mr. Snyder obtaining the letters of credit. Commissioner Schmidt made a motion to grant conditional final approval and authorize the Chairman to sign the plats once the Town Engineer has approved all plans, the Public Works Agreement has been signed, Letters of Credit have been received, Forest Conservation has been approved, Soil Conservation has been approved and State Highway has approved the entrance plans. Commissioner Metje seconded the motion and it was unanimously approved.

Zoning Ordinance – The Planning Commission continued their review and discussion on the draft Zoning Ordinance. The Planning Commission discussed regulations for cannabis as the Town's moratorium is approaching expiration and regulations need to be put into place and the Zoning Ordinance revision will not be completed prior to the expiration date. The Planning Commission determined that they did not want to approve a location or zone for on-site consumption, growing and processing/manufacturing would be permitted in the Industrial Zone only and a dispensary would be permitted in the C2 Highway Commercial Zone only. The Town Attorney will draft an Ordinance with these regulations and present it to the Planning Commission at their February 20, 2024 meeting for review and discussion.

There being no further business to discuss, the meeting was adjourned at 6:18 pm.

Respectfully submitted,

Erin Braband, Town Administrator/Clerk