

TOWN OF TRAPPE
PLANNING COMMISSION MEETING
February 15, 2022

Meeting – 6:00 pm

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

Review of Minutes:

The minutes from the January 18, 2022 meeting were approved as presented.

Old Business:

No old business to discuss.

New Business:

DMS Associates, LLC for Wes Schuman – Concept Plan

Mr. Davis presented the Planning Commission with a concept plan for the W. Maple Townhomes that proposed to add a 20' wide unit in place of an 18' wide unit to the 6 unit building that is located closest to the commercial building and 2 – 20' wide units in place of 2 – 18' wide units to the 8 unit building. After review the Planning Commission expressed concern with the 8 unit building exceeding the building restriction line in 2 locations due to the expansion. Mr. Davis stated that the Town Code has an overlay district that allows flexibility with the setbacks. Planner Johnston stated that once the property has gone through the Board of Appeals process, the footprint and setbacks are whatever the Board of Appeals establishes. There was discussion about what went in front of the Board of Appeals and what their decision was. Commissioner Diefenderfer made a motion to approve the concept plan pending the results of Attorney Ryan's review of the Board of Appeals file. Commissioner Schmidt seconded the motion. No further discussion was held and all approved the motion.

Sandy Thomson – Lovers Lane Annexation

Mr. Thomson stated that he spoke with Mr. Morrison about annexing his property into Town as well and Mr. Morrison has agreed as long as the Town waives the Town tax on his property. Mr. Thomson stated that he is ready to proceed with the Annexation process. Attorney Ryan stated that should the Planning Commission give a favorable recommendation on the Annexation request; the next step would be for the Town Council to introduce an Annexation Resolution and waive the taxes on Mr. Morrison's property should they be willing to do so. The Planning Commission discussed the requirement for a County water and sewer comp plan amendment to have this property serviced with Town water and sewer and explained the process

to Mr. Thomson. After discussion Commissioner Metje made a motion to give a favorable recommendation to the Town Council to approve Mr. Thomson's annexation request and waive the Town taxes on Mr. Morrison's property. Commissioner Diefenderfer seconded the motion. No further discussion was held and all approved the motion. Mr. Thomson will submit his Petition for Annexation and present it to the Town Council at their March 2nd meeting.

Staff Items:

Zoning Ordinance – C-2 Zoning Text Amendment

Planner Johnston submitted a memo to the Planning Commission with his recommended language for the C-2 zoning text amendment to address not only recreational storage but storage in general. The text amendment would allow this use as a special exception only. After review and discussion Commissioner Schmidt made a motion to give a favorable recommendation to the Town Council to approve the C-2 zoning text amendment as submitted by Planner Johnston. Commissioner Metje seconded the motion. No further discussion was held and all approved the motion.

Adjourn:

With no further business to discuss, Commissioner Schmidt made a motion to adjourn the meeting at 6:40 pm. Commissioner Metje seconded the motion. All approved.

Respectfully submitted,

Erin Braband, Town Administrator