

TOWN OF TRAPPE
PLANNING COMMISSION MEETING

January 18, 2022

Meeting – 6:00 pm

The meeting was called to order at 6:00 pm by Chairman Edgar Harrison. Planning Commission members: Bobby Quidas, Brian Schmidt, Scott Metje, and Ben Diefenderfer 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: Bob Rauch, Don English, Elizabeth Ferguson, Sandy Thomson, Marty & George Doty and Ryan Showalter.

Review of Minutes

The minutes from the November 16, 2021 meeting were approved as presented.

Old Business

No old business to discuss.

New Business

Marty Doty- Recreational Storage

Marty Doty stated that they would like to have a boat and RV storage business on their property at 3837 Ocean Gateway. Mrs. Doty confirmed that she would be adding a fence around the property but no additional construction would take place. Attorney Ryan noted that in the Zoning Ordinance in C-2 a boat and RV storage is not permitted, even by special exception so Mrs. Doty would need the Planning Commission to do a text amendment if they wanted to allow recreational storage as either a permitted use or by special exception. Attorney Ryan suggested that she and Peter Johnston go over the Zoning Ordinance and come up with a text amendment to present to the Planning Commission. Commissioner Schmidt made a motion to approve a text amendment to allow recreational vehicle storage by special exception in the C-2 district. Commissioner Metje seconded the motion. A vote was called:

Commissioner Metje seconded the motion. A vote was called:

Vote:

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

Motion Approved.

Sandy Thomson- Request for Water and Sewer extension

Sandy Thomson stated he would like to connect his property at 4234 Lovers Lane to the Town's water and sewer and to annex the property into the Town of Trappe. Mr. Thomson stated that the property is in the Industrial district in Talbot County. Chairman Harrison stated that if it were to be annexed into the Town that it would also be in the Industrial district in the Town.

Attorney Ryan stated in order to be annexed to the Town, Mr. Thomson would have to have the neighboring property agree to be annexed in or to buy the neighboring property because his property does not touch the Town boundary lines. Commissioner Schmidt suggested to Mr. Thomson that he come back to the Planning Commission once he has discussed the idea of annexation with the neighboring property owner.

Elizabeth Ferguson- Bed and Breakfast

Elizabeth Ferguson stated she would like make her house into an Airbnb. Attorney Ryan stated that an Airbnb is not permitted in the R-1 district. Chairman Harrison stated that if she wanted to do a Bed and Breakfast, it would be permitted by special exception. Mrs. Ferguson stated that she wanted a short-term rental, not a Bed and Breakfast. Town Administrator Erin Braband stated that the Town currently doesn't have regulations on short term rentals. Commissioner Schmidt stated that Mrs. Ferguson was the first to present an idea on short-term rentals to the Planning Commission but it was something they should consider. Town Administrator Braband stated that she and Zoning Administrator Haley Grinnell would review the terms on short-term rentals in surrounding Towns for the Planning Commission.

Lakeside- Phase 1B Infrastructure Bond

Bob Rauch presented an infrastructure bond estimate for Phase 1B (filed with the minutes) that has been approved by the Town's engineer. Town Administrator Braband confirmed that GMB has approved bond. Commissioner Diefenderfer made a motion to approve Phase 1B Infrastructure Bond. Commissioner Schmidt seconded the motion. A vote was called:

Vote:

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

Motion Approved.

Lakeside Phase 1, Section 1B Final Subdivision Plat

Bob Rauch presented a Final Subdivision Plat for Phase 1, Section 1B. Mr. Rauch stated that the Preliminary Plat for Phase 1, Section 1B had already been approved. Mr. Rauch stated that nothing has changed except removing six (6) lots to make it twenty-five (25) instead of thirty-one (31) lots because they currently only have 120 EDUs with the Town and 25 will fulfill that amount. Mr. Rauch stated the 1B boundaries are still the same and this change does not affect the Infrastructure Bond or Engineering. Peter Johnston gave comments (filed with the minutes) and recommended that the Planning Commission grant final subdivision approval for Phase 1, Section 1B, and authorize the Chair to sign the final plats subject to completion of the following:

- add an appropriate signature block for the planning commission chairman;
- correct lot numbers on infrastructure and improvement detail plans;
- add street trees on lots 103 through 105 as shown in the subdivision plan;

- address all GMB comments;
- executed public works agreement; and
- post all required surety provided.

Commissioner Diefenderfer made a motion to approve Phase 1, Section 1B Final Subdivision Plat. Commissioner Schmidt seconded the motion. A vote was called:

Vote:

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

Motion Approved.

Welcome to Trappe Sign

Bob Rauch presented a Welcome to Trappe Sign that will be located at the entrance to Lakeside. Mr. Rauch stated that the sign will be landscaped and will have appropriate lighting. The Planning Commission stated that they approve the placement of a sign at that location and will discuss how big the sign should be and the design of the sign.

Staff Items

Chairman Harrison and the Planning Commission asked Zoning Administrator Haley Grinnell to compile a report each month on the permits issued that month. and to provide it to the Planning Commission.

Adjourn

With no other business to discuss, the meeting was adjourned at 7:44 pm.

Respectfully submitted,

Haley Grinnell

Zoning Administrator