

Town of Trappe
Planning Commission Meeting
July 16, 2024

Meeting – 6:00 pm

Chairman Harrison called the meeting to order. Planning members Richard Allison, Brian Schmidt, Bobby Quidas and Scott Metje were present. Other attendees for the Town: Town Administrator Erin Braband, Town Attorney Lyndsey Ryan and Town Planner Peter Johnston.

Agenda

The agenda was approved as submitted.

Minutes

The minutes from the June 10, 2024 Planning Commission Workshop and the June 18, 2024 Planning Commission meeting were approved as submitted.

New Business

Little League Request for Grant Funding Application Assistance – HomeRun Baker Park

Cheryl Lewis stated that she was asked by the Little League to apply for grant funds to add a girls softball field to HomeRun Baker Park. The grant application is due August 21st. The park is owned and maintained by the County but it is in Town limits. The grant must be applied for by a municipality so Trappe would be the applicant. Mrs. Lewis presented this idea to the Town Council on July 3rd and they gave the project a favorable recommendation and granted her permission to proceed with the application. One of the criteria for the application is the Town Planning Commission needs to verify that this project is consistent with the Town's Comprehensive Plan and to confirm the Zoning of the property. The Planning Commission discussed the project and their desire to see additional restrooms installed, additional parking to be installed and the importance of maintaining the fields that are currently there and being used for various sports. The Planning determined that the project is consistent with the Town's Comprehensive Plan existing land use, parks and open space and the playground section to include making the park accessible to all citizens. HomeRun Baker Park is considered to a sports hub in Talbot County and the girls in the community do not have a field to play on in Trappe and this is a disservice to the citizens. Commissioner Schmidt made a motion to find the addition of a girls softball field to HomeRun Baker Park and the proposed grant application to be consistent with the Town's Comprehensive Plan and Zoning Ordinance. Commissioner Metje seconded the motion and it was unanimously approved. Additional discussion continued on requesting that the County consider the facility layout to accommodate all sports and to increase parking. Commissioner Metje made a motion to send a letter to Talbot County to encourage a project design that takes account of all current sport facility needs, e.g. softball, soccer, etc., and the potential for off-site impacts such as parking. Commissioner Allison seconded the motion.

VOTE:

Allison – Y Schmidt – N Harrison – Y Quidas – Y Metje – Y

Motion approved with 4-1 vote.

Commission/Staff Items

Chairman Harrison stated that a Board of Appeals hearing is scheduled for July 24, 2024 at 2:00 pm for Colin & Janet Vissering, property owners of 3901 Main Street, to consider a special exception to permit a home occupation on this property.

Zoning Ordinance amendments/additions –

The Planning Commission began their review on the completed draft version of the revised Zoning Ordinance and requested Planner Johnston to make some changes. The Planning Commission will continue their review and discussion at their next regularly scheduled meeting on August 20th.

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

Respectfully submitted,
Erin Braband, Town Administrator