

TOWN OF TRAPPE
PLANNING COMMISSION MEETING

JULY 20th, 2021

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, Zoning Administrator Haley Grinnell, Town Planner Peter Johnston, and Town Attorney Lyndsey Ryan. Public attendees: Don English, Bob Rauch, and Ryan Showalter.

Review of Minutes

The minutes from the July 6, 2021 workshop and the June 15, 2021 meeting were approved as presented.

Old Business

No Old Business to discuss.

New Business

Development Rights and Responsibilities Agreement (DRRA):

Ryan Showalter presented a draft of the First Amendment to the Development Rights and Responsibilities Agreement (“Amended DRRA”) to the Planning Commission (filed with the minutes) and Mr. Showalter stated that none of the amendments change the consistency of the DRRA with the Trappe Comprehensive Plan. Mr. Showalter stated that the amendments are to reflect changes in the development that address current market trends and changes in the planning that have occurred since the development was first proposed fifteen years ago. Mr. Showalter asked that the Planning Commission to find the Amended DRRA consistent with the Comprehensive Plan and to recommend approval of the Amended DRRA to the Town Council. . Mr. Showalter gave an overview of the Amended DRRA:

1. Mr. Showalter stated that since the PN Plan was amended in December 2020, the Amended DRRA is necessary to address certain changes to that Plan.
2. Mr. Showalter stated that the term of the Amended DRRA extends the term of the DRRA. The Amended DRRA shall commence on the Effective Date and shall continue until thirty (30) years after date of recordation of the Amended DRRA. Chairman Harrison stated that this change does not conflict with the Comprehensive Plan.

3. Mr. Showalter stated the ten percent (10%) lot sale requirement shall be deferred for the first one hundred twenty (120) residential lots subdivided from the property. Chairman Harrison stated that the Comprehensive Plan does not address any requirements for private sale vs. development sale and the overall number of lots required for sale to local buyers remains the same.
4. Mr. Showalter stated that the Town will not review or approve development phases or subdivision or site plan sections of the property that exceed three hundred (300) lots instead of two hundred and sixty (260) residential lots. Chairman Harrison said that this change would not conflict with the Comprehensive Plan.
5. Mr. Showalter stated that the Home Owners Associations (HOA) shall present any documents for any Phase to the Town Council for review before recording the same. Mr. Showalter also stated that the HOA will not have any control over the architectural structure until every lot is sold and the HOA is formed. Chairman Harrison stated that there is no HOA requirement in the Comprehensive Plan.
6. Mr. Showalter stated that the age restricted Residential Dwelling Units created within the Project may be up to one thousand two hundred and fifty (1,250) instead of fifty percent (50%) within each Phase as required by the original DRRA. Chairman Harrison stated that the Comprehensive Plan does not require age restricted development and the number of units permitted still promotes mixed-use development which is consistent with the Comprehensive Plan.
7. Mr. Showalter stated that the Petitioner shall support the cost of improvements to the Trappe Volunteer Fire Department. Attorney Ryan stated the reason for the adjustment was that the Council felt that a higher contribution that to the Fire Department was necessary which is consistent with the Emergency Services section of the Comprehensive Plan.
8. Mr. Showalter stated that the Amended DRRA requires the developer to install an appropriate sensor to new signalized intersections at the time such intersections are signalized to permit emergency vehicles to alter the traffic light timing sequence for safe passage of emergency vehicles.
9. Mr. Showalter stated that the Town agrees to establish and administer an Improvement Fund to fund programs, projects, and initiatives, in the Town's discretion. The Petitioner agrees to pay to the Improvement Fund one thousand one hundred and twenty-five dollars (\$1,125.00) per dwelling unit for the first one thousand (1,000) Residential Dwelling Units within this Project. Petitioner also agrees to pay to the Improvement Fund one thousand five hundred dollars (\$1,500.00) per dwelling unit in the remaining Residential Dwelling Units within this project.
10. Mr. Showalter stated that the water an automated meter reading system and also, addition of wells and makes the language for the connection of the wells clearer

and more specific. Mr. Showalter also stated that the developer will be required to provide an Elevated Storage Tank when it is determined to be hydraulically necessary after consulting with the Town's engineers.

11. Mr. Showalter stated the details to the wastewater treatment system and clarified that the system will be constructed in phases.
12. Mr. Showalter stated that the Amended DRRA will change the term from Spray Irrigation Facility to Land Application. Mr. Showalter also stated that the petitioner will be required to provide all the spray area for the spray capacity needed to discharge the wastewater and will provide the Town with an easement that is acceptable to the Town.
13. Mr. Showalter stated that the petitioner proposed an amendment to the Capital Asset Impact fee from \$2,761 per dwelling unit after the first 500 dwelling units to payment of \$1,656.60 for the first 500 units and \$1,404.40 for the second 500 units, followed by \$2,761 for the remaining residential units.

Commissioner Schmidt made a motion that Attorney Ryan draft findings of fact whereby the Planning Commission found the Amended DRRA consistent with the Comprehensive Plan and to recommend approval to the Town Council. Commissioner Metje second the motion:

Vote:

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

Motion Approved.

Revised PN Plan Approval:

Bob Rauch presented at the meeting last month for a Revised PN Plan (filed with the minutes) and tonight is asking the Planning Commission to approve the revised plan. Commissioner Schmidt made a motion to accept the July 20th Revised PN Plan. Commissioner Metje second the motion:

Vote:

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

Motion Approved.

Site Plan for Temporary Sales Center:

Bob Rauch presented a site plan (filed with the minutes) for a Temporary Sales Center for the Lakeside development which is located near the main entrance. The structure of the temporary center will be a modular style with landscaping in the front.

Site Plan for Wastewater Treatment Plan (WWTP):

Bob Rauch presented site plans for the Lakeside WWTP and is asking for final approval from the Planning Commission at their August meeting. Mr. Rauch stated that the WWTP will expand with each new development phase. Mr. Rauch stated that the building for the WWTP would not be visible from the streets.

Site Plan for Phase 1C:

Bob Rauch stated that Lakeside Phase 1C will be all front load townhouses and Mr. Rauch will be asking for preliminary site plan approval at the Planning Commissions August meeting.

Staff Items

No Staff Items were discussed.

Adjourn

With no other business to discuss, the meeting adjourned at 8:25 pm.

Respectfully submitted,

Haley Grinnell

Zoning Administrator