

TOWN OF TRAPPE
PLANNING COMMISSION WORKSHOP MEETING

July 6, 2021

Meeting – 6:00 pm

The workshop 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: Bob Rauch.

Bob Rauch presented the Planning Commission with a revised PUD Plan Exhibit book. Mr. Rauch stated that he will be asking for approval of the revised book at the July 20th Planning meeting. A revision log is in the new book and will be kept updated with any changes made. Mr. Rauch reviewed the proposed changes shown in the revised PUD Plan Exhibit book

Commissioner Diefenderfer asked how the proposed wastewater treatment plant would be accessed and wanted to ensure that tractor trailers would be able to easily access it. Mr. Rauch stated that it will be accessed through Phase 1 and the roads will be constructed to be able to handle them.

Commissioner Schmidt asked who would be permitted to use the community area in the Townhouse area. Mr. Rauch stated that all of Phase 1 would have access to it. Mr. Rauch stated that the main community area will be near the lake and will have a very large public park area.

Commissioner Schmidt asked about the walking trails and how they can be accessed by the public. Bob Rauch stated that the walking trails can be accessed by the sidewalks and at the main access point which will be at the town park.

Commissioner Schmidt asked who will be responsible for improving the intersections at Route 50 and Piney Hill Road and Route 50 and Barber Road because there will be additional traffic. Mr. Rauch stated that State Highway has a set standard and the developer would be required to follow it. Commissioner Harrison stated that Piney Hill Rd is not a town owned road and Mr. Rauch stated that once the developer meets town road standards, they are hoping the town will take it over. Mr. Rauch stated that they will also have to do improvements at the intersection of Barber Road and Route 50 but they are not proposing any improvements to Barber Road, only improvements to the drainage issue behind Shore Stop that they have agreed to fixed.

Commissioner Quidas asked about the future well that is shown around the entrance to the development. Mr. Rauch stated it has not been added at this time.

Mr. Rauch asked the Planning Commission to review the proposed infrastructure bond and to make a recommendation to the Town Council to accept the bond. Peter Johnson asked if the proposed bond included a 3-year landscape warranty. Mr. Rauch stated that as proposed it does not but the developer wouldn't have a problem adding that warranty.

Commissioner Metje made motion to the Town Council to recommend approval for the total bond amount, contingent upon reviewing the bond documents and to include a 3-year warranty on all landscape. Commissioner Schmidt second the motion.

Vote:

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

Motion Approved.

Mr. Rauch stated that he will be submitting a site plan for a temporary sales office in the near future, that it will have proper landscaping and will be moved to the model row once construction starts.

Staff Items

No staff items were discussed.

Adjourn

With no other business to discuss, the meeting adjourned at 8:05 pm.

Respectfully submitted,

Haley Grinnell

Zoning Administrator