

TOWN OF TRAPPE
PLANNING COMMISSION

June 15th, 2021

Meeting – 7:00 pm

The meeting was called to order at 7:00 pm by Chairman Edgar Harrison. Planning Commission members Ben Diefenderfer, Scott Metje, Bobby Quidas and Brian Schmidt. Other attendees for the Town: Town Administrator Erin Braband, Zoning Administrator Haley Grinnell, Town Planner Peter Johnston, and Town Attorney Lyndsey Ryan. Public attendees: Ryan Showalter, Bob Rauch, Thomas Mitchell, Sandy Thomson, Joann Thomson, and Don English.

Review of Minutes

The minutes from the April 20th meeting were approved as presented.

Old Business

No Old Business to discuss.

New Business

Sandy Thomson- Proposal for the former Nelson Auction Gallery

Sandy Thomson owns a British vintage sports car repair shop in Easton, Maryland and would like to move his business to the Town of Trappe. Mr. Thomson is interested in housing his business at the former Nelson Auction Gallery. Thomas Mitchell recently purchased the property and has offered to lease it to Mr. Thomas. Mr. Thomson plans to build two additions to the exiting building, which would function as a mechanical shop. He also plans to build a garage to store customers' cars. Chairman Harrison noted that an automobile shop performing "Major Repairs" requires a Special Exception in the ZC-2 Highway Commercial District. Commissioner Diefenderfer asked if the current stormwater management would update, to which Mr. Thomson replied that they would look into doing so. Town Administrator Braband asked if the houses in Trappe Heights that abut the property would be able to see the repair shop, and Mr. Thomson stated that the residents would not be able to see the building due to a buffer of trees along the property line. Commissioner Diefenderfer made a motion to recommend approval of Special Exception for "Major Repairs" in the C-2 Highway Commercial District to the Board of Appeals. Commissioner Metje seconded the motion, and a vote was call:

Vote:

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

Motion Approved.

Lakeside- Phase 1A –Revision

Bob Rauch presented a third revision to Phase 1A. The revision incorporates a row of model homes built by Brookfield Homes (exhibits filed with the minutes). The model row will be used to showcase nine different homes Brookfield offers. Two of the models, located on the narrower lots, will be townhouses. Two of the lots will be used for parking and a sales office. Commissioner Schmidt noted that the number of lots increased from 120 to 127 and asked how the increase would affect water and sewer connection. Mr. Rauch stated that infrastructure would only be extended to the 120 lots connecting to the Town's existing wastewater treatment plant. Ryan Showalter added that the additional 7 lots will not be recorded until approval is issued for the proposed wastewater treatment plant. Commissioner Metje made a motion to accept the minor revisions to Phase 1A. Commissioner Quidas second the motion and a vote was called:

Vote:

Harrison – Y Quidas – Y Metje – Y Schmidt – Y Diefennderfer– Y

Motion Approved.

Lakeside- Phase 1B- Preliminary Plat Approval

Mr. Rauch requested preliminary plat approval for Phase 1B. The Planning Commission will review the submission and discuss it at their next meeting.

Lot Line Revision – Timberwind Lane

Ryan Showalter presented the Planning Commission with a lot line revision plat for lots on Timberwind Lane. Timberwind Lane is a fee simple strip that is owned by Mrs. Slaughter from her house to Rt. 50. The West end of Timberwind Lane will be integrated into the new Rt. 50 entrance. This plat will adjust lot lines to match phasing boundaries and will take the west end of Timberwind Lane and add it to another tax account. Mrs. Slaughter has approved the Plat and is ready to sign after it has been approved by the Town. The Health Department reviewed the plat and requested that language be put on the plat stating that no new lots are being created. After review and discussion Commissioner Metje made a motion to authorize the Zoning Administrator and Town Planner to sign the proposed lot line revision plat. Commissioner Schmidt second the motion.

Vote:

Harrison – Y Quidas – Y Metje – Y Schmidt – Y Diefennderfer– Y

Motion Approved.

Mr. Rauch stated that the developer will maintain an updated Master Plan book and will record any changes made in the Plan and will submit replacement pages showing the changes. There is also a chart at the beginning of the book that will track the changes. Peter Johnston made a suggestion to add a sign feature at the entrance to welcome people to the Town of Trappe.

Commissioner Schmidt asked the Planning Commission members if they would consider changing the meeting time of all future meetings to 6:00 pm. Commissioner Metje made a motion to approve the time change for the Planning Commission meetings to begin at 6:00pm. Commissioner Schmidt second the motion.

Vote:

Harrison – Y Quidas – Y Metje – Y Schmidt – Y Diefennderfer– Y

Motion Approved.

Staff Items

No Staff Items were discussed.

Adjourn

With no other business to discuss, the meeting adjourned at 8:30 pm.

Respectfully submitted,

Haley Grinnell

Zoning Administrator