

Town of Trappe
Planning Commission Meeting
June 18, 2024

Public Hearing – 5:55 pm

Vice-Chairman Quidas called the public hearing to order. Planning members Brian Schmidt and Scott Metje were present. Chairman Harrison arrived at 5:58 pm. Other attendees for the Town: Administrative Assistant Cheri Warren, Town Attorney Lyndsey Ryan and Town Planner Peter Johnston.

Resolution 1-2024 – A Resolution of the Trappe Planning Commission to amend the 2020 Comprehensive Plan for the Town of Trappe to adopt and incorporate the Stories of the Chesapeake Heritage Area Management Plan to include the Town of Trappe in the Stories of the Chesapeake Heritage Area was read. Commissioner Schmidt gave an overview of the Resolution. Attorney Ryan read the support letter that was received from the Talbot County Planning Commission. Mr. Vissering commented that this is a good thing as it will open up some economic development funding opportunities for non-profits. No additional public comment was received and the public hearing was closed at 5:59 pm.

Meeting – 6:00 pm

Chairman Harrison called the regular meeting to order.

Agenda

The agenda was approved as submitted.

Review of Minutes

The minutes from the May 21, 2024 Planning Commission meeting were approved as submitted.

New Business

Mullikin Lane

Mr. Calcagnini was not in attendance but did submit an emailed comment which is included with the minutes.

Colin Vissering – Special Exception/Board of Appeals Recommendation

Chairman Harrison stated that Mr. Vissering has applied for a special exception to build a pole barn on his property and offer cooking classes out of it which is considered a home occupation. Mr. Vissering stated that he discussed this at the last Planning Commission meeting and is requesting a favorable recommendation from the Planning Commission now that the application has been filed. Mr. Vissering also asked what would happen with this hearing because the Town does not have a fully staffed Appeals Board. Attorney Ryan stated that the Town has a time frame that the hearing must take place in and if the Town cannot fill the third seat before the hearing, Mr. Vissering could have the option to proceed with the 2 members or request an extension until the board is filled. Commissioner Schmidt made a motion to give a favorable recommendation to the Appeals Board. Commissioner Quidas seconded the motion and it was unanimously approved.

Lakeside – Wastewater Treatment Plant Subdivision Plat

Bob Rauch submitted the final subdivision plat for the Lakeside Treatment Plant and requested approval. Commissioner Schmidt made a motion to authorize Chairman Harrison to sign the plat after all other signatures have been secured. Commissioner Metje seconded the motion and it was unanimously approved.

Lakeside – Phase 1D Revised Subdivision Plat

Bob Rauch presented a revised subdivision plat for a portion of Phase 1D and requested final approval. Commissioner Schmidt made a motion to give final approval for revised Phase 1D. Commissioner Metje seconded the motion and it was unanimously approved.

Resolution 1-2024 - A Resolution of the Trappe Planning Commission to amend the 2020 Comprehensive Plan for the Town of Trappe to adopt and incorporate the Stories of the Chesapeake Heritage Area Management Plan to include the Town of Trappe in the Stories of the Chesapeake Heritage Area was read. A public hearing was held this evening. After discussion, Commissioner Schmidt made a motion to adopt Resolution 1-2024. Commissioner Quidas seconded the motion and it was unanimously approved.

Commission/Staff Items

Chairman and Vice-Chairman Appointments –

Commissioner Metje made a motion to appoint Edgar Harrison as Chairman. Commissioner Schmidt seconded the motion and it was unanimously approved.

Commissioner Metje made a motion to appoint Bobby Quidas as Vice-Chairman. Chairman Harrison seconded the motion and it was unanimously approved.

Zoning Ordinance Amendments/additions –

The Planning Commission continued their discussion on the Zoning Ordinance and determined that they were at the point to receive a complete draft from Planner Johnston to review in full. A suggestion was made to hold a public discussion workshop to present the draft to the public, receive comments and then proceed accordingly.

With there being no further business to discuss, the meeting was adjourned at 6:21 pm.

Respectfully submitted,
Erin Braband, Town Administrator