

TOWN OF TRAPPE  
PLANNING COMMISSION MEETING  
MARCH 15, 2022

**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, Brian Schmidt and Ben Diefenderfer were present. Other attendees for the Town: Town Administrator Erin Braband, Town Attorney Lyndsey Ryan and Town Planner Peter Johnston.

**Review of Minutes:**

The minutes from the February 15, 2022 meeting were approved as presented.

**Old Business:**

None

**New Business:**

Coffee Trappe – Lot line revision and addition

Virginia Richardson from Rauch Engineering presented a plan to build a kitchen addition to the Coffee Trappe. The issue with building the addition is the rear setback and the additional parking that would be required. This property is in the C1 zone as well as the Village Overlay Zone and the Village Redevelopment Sub-area. Peter Johnston stated that this project will need a variance for the rear setback and a special exception for the off-site parking request. In regards to the rear setback issue, a lot line revision is also being proposed to help alleviate some of the issue. With the lot line revision, the addition would be 12.3 feet off of the property line instead of the required 25 feet. In regards to the off-site parking, Mr. Mitchell already owns the property adjacent to the Coffee Trappe and it is currently being used as parking and he intends to keep it that way. This parking also supports Momma Maria across the street and the apartment building on the other side of the Coffee Trappe. If the Board of Appeals were to approve the special exception for off-site parking then it would be a binding contract that will follow that property and the property next door, even if sold, unless it was renegotiated with the Town at a later date. Commissioner Schmidt made a motion to give a favorable recommendation for a variance for the rear setbacks and a special exception to address the parking, whether it is to provide off street parking or a waiver of the required parking, provided that specific conditions are met. Commissioner Metje seconded the motion.

**VOTE:**

Schmidt – Y    Diefenderfer – Y    Harrison – Y    Quidas – Y    Metje – Y  
Motion approved

Lakeside Monument/Sign – Casey Rauch

Casey presented the plans for the Lakeside monument/sign which was originally presented to and approved by the Planning Commission. The Town does not have a Zoning Administrator at the moment so the Planning Commission is required to review and approve all plans until one is appointed.

Administrator Braband stated that the plans have been reviewed and approved by MDIA, the permit application is complete and the permit fee has been paid. After review the Planning Commission approved the permit application and it was signed by Chairman Harrison.

Taylor Gildea – Village Overlay Zone request

Mr. Gildea purchased property off of Main Street that is almost 1 acre and he is interested in adding this parcel to the Village Overlay zone so it can be developed for workforce housing. Mr. Gildea is proposing to build 7 townhouses on this property but R1 does not allow for townhouses. This property is accessed only by Locust Lane which is a paper street that is not Town owned or maintained. Some of the concerns for this proposed project are drainage, road construction, street lights, sidewalks, water and sewer. Peter Johnston stated that the Town would have to do a map amendment to add this property to the Village Overlay zone if they wished to do so. However, to do a map amendment the Planning Commission has to demonstrate a substantial change in the neighborhood to warrant the rezoning or a mistake in the original zoning, neither of which have happened. However even if the property gets rezoned as Village Overlay Zone, the underlying zone is R1 and townhomes are not permitted in R1. After additional discussion on the obstacles for this project, the Planning Commission suggested that Mr. Gildea look into cottage housing as that may be something that can be done there with a proper subdivision.

**Staff Items:**

Wes Schuman – W. Maple Townhomes

Mr. Schuman's engineer presented a sketch plan at the February 15<sup>th</sup> Planning meeting that would change 4 units to 20 feet wide instead of 18 feet wide and Attorney Ryan was going to look into the Board of Appeals file for this property. After review Attorney Ryan found that the project was approved by Special Exception as a mixed use but no variance was given for setbacks. Units #17 and #24 are encroaching the side setback and would require a variance if Mr. Schuman wanted to proceed with increasing the size of these two units to 20 feet wide. Units #1 and #16 do not encroach the side setback and he can proceed with increasing the size of these two units. Attorney Ryan will contact Mr. Schuman and let him know that he will need to go to the Board of Appeals for the variance should he wish to proceed.

Chairman Harrison questioned a building permit for a pole barn on Howell Point Road and the Planning Commission reviewed the plans. The plans and permit were issued correctly but a site visit will be conducted to ensure that the building is being built in the location that was approved.

Chairman Harrison requested that the Planning Commission work on the Zoning Ordinance at the next meeting (April 19<sup>th</sup>) if there was not a lot on the agenda.

With no further business to discuss the meeting was adjourned at 7:24 pm.

Respectfully submitted,

Erin Braband, Town Administrator