

TOWN OF TRAPPE
PLANNING COMMISSION
VIA ZOOM DUE TO COVID-19
March 16, 2021

Meeting – 7:00 pm

The meeting was called to order at 7:00 pm by Chairman Edgar Harrison. Planning Commission members Norman Fegel, Bobby Quidas, Scott Metje, and Brian Schmidt were in attendance. Other attendees for the Town: Erin Braband, Haley Grinnell, Peter Johnston, and Lyndsey Ryan. Presenter Ryan Showalter was in attendance representing the Lakeside Development. Virtual Attendees: Weishi Zhang, Casey Rauch, Veterans Property Investment Group, Don English and Natasha Jameson- Randolph.

Review of Minutes

The minutes of the January 19th meeting were approved as presented.

Old Business

Lakeside Phase 1, Section 1A Revised Preliminary Plat

Casey Rauch presented changes that were made to Section 1A in response to comments made from the Planning Commission last month. Casey stated that the biggest change made was the houses on the Boulevard have been adjusted to have driveways in the rear. Casey also stated that a few lots on the road heading North to the cul-de-sac were rotated. A few of these lots were not able to be adjusted without a significant design change. Ryan Showalter presented the lot adjustments on Roads 3 and 5, which removed the open space, changed the houses to rear loading and rotated some of the houses 90 degrees. Brian inquired about the open space and drainage and Ryan stated that open space number 3 will be utilized for stormwater drainage. Brian suggested that the 10-foot strip at the intersection of Road 2 and 3 which is labeled open space be added to lot number 30 and Ryan stated that change can be made. The Planning Commission discussed the new layout and lot positions. Ryan stated that this section is still 89 lots even with the lot shifts and changes from the initial plat. Ryan requested acceptance and approval of the modifications made to Section 1A so a final plat can be compiled addressing all the conditions and comments and presented for approval. Brian questioned the forestry line on the plat and asked for clarification. Ryan stated that the FC line is the forest conservation line, it is not the tree line but it is the legal boundary of the forest conservation that is being recorded. The development must comply with the State of Maryland Forest Conservation Act which requires identification of the total area of the forest, the total area of the tract and a number of metrics to determine how many acres of forest are required to be protected and how many are available to be cleared. The developer has an obligation to establish a perpetual easement on the acreage that must be protected. Peter requested the Forest Conservation Plan as it is one of the conditions to the approval. Brian

stated that GMB hasn't had time to review the revised plat at this time. Commissioner Metje made a motion to approve the changes to the plan as submitted. Commissioner Fegel seconded the motion and a vote was called:

Harrison – Y Fegel – Y Quidas – Y Metje – Y Schmidt – Y
Motion Approved.

New Business

Lakeside Phase 1, Section 1B Preliminary Plat

Ryan presented Phase 1, Section 1B preliminary plat. This section has an additional 31 lots on the east side of the pond. Ryan stated that the Town Council has approved Lakeside's Allocation request for 120 EDUs of sewer capacity for this project and Section 1A and Section 1B will utilize those allocations. This phase was reduced to utilize the Town's sewer connections. Additional sections will utilize the proposed treatment plant that is being designed and awaiting a final permit. Ryan stated that the Community Center is being designed at this time and he is hopeful that the plans will be ready in the next month or two. Section 1B plan has not been reviewed by GMB or Peter Johnston at this point and is just for introduction.

Ryan presented a concept plan for Phase 1, Section 1C which consists of 200 three-story Townhouses. This concept plan was presented as informational only at this point.

Staff Items

No Staff Items were discussed.

Adjourn

With no other business to discuss, the meeting adjourned at 7:56 pm

Respectfully submitted,

Haley Grinnell

Zoning Administrator