

TOWN OF TRAPPE
PLANNING COMMISSION MEETING
MAY 17, 2022

Meeting – 6:00 pm

The meeting was called to order at 6:00 pm by Chairman Edgar Harrison. Planning Commission members Brian Schmidt, Ben Diefenderfer, Bobby Quidas and Scott Metje were present. Other attendees for the Town: Town Administrator Erin Braband and Town Planner Peter Johnston.

Review of Minutes

The minutes from the April 19, 2022 meeting were approved as presented.

Old Business

None

New Business

Bob Rauch was present and submitted plans requesting a minor change to the PN Plan by adding Major Collector #4 as shown on the attached street hierarchy plan. Mr. Rauch is requesting this change to alleviate the need to widen the road at the culvert crossing more than necessary. Major Collector #4 would have two travel lanes, a bike bath and guardrail on one side instead of two. Commissioner Diefenderfer made a motion to amend the design guidelines to add Major Collector #4 as an option and amend the street hierarchy plan to show where it is going. Commissioner Metje seconded the motion and all approved.

Bob Rauch also requested that the Planning Commission consider changing the design guidelines to allow concrete bike paths instead of asphalt paths in front of the front load houses at the beginning of the subdivision. The Commission's consensus was to allow the concrete bike paths and Mr. Rauch stated that he will provide them with revised plans showing this change.

Chairperson appointment – Chairman Harrison stated that the Planning Commission must appoint a Chair and Vice-Chair each May. Commissioner Diefenderfer made a motion to reappoint Edgar Harrison as Chairman. Commissioner Metje seconded the motion and all approved. Commissioner Metje made a motion to reappoint Bobby Quidas as Vice-Chair. Commissioner Schmidt seconded the motion and all approved.

Chairman Harrison stated that the Town Council asked that the Planning Commission review the current chicken ordinance at their last meeting. Commissioner Schmidt stated that the Town Council would like the Planning Commission to consider removing the special exception requirement and allow the use by right subject to a permit and specific conditions being met. The Commission's consensus was to remove the special exception. Commissioner Schmidt stated that the Town Council would like the Planning Commission to consider raising the number of chickens allowed from 4 to 12. The Commission's consensus was to increase the number of chickens allowed to 12. Commissioner Schmidt stated that the Town Council would like the Planning Commission to consider changing the setback requirements so that they are the same as the setbacks required in the Zoning Ordinance for a minor accessory structure. The Commission's consensus was to change the setbacks to those of a minor accessory structure. The

Commission discussed the size requirements for the enclosure/coop and a consensus was made to allow the enclosure, which would be the fence and coop together, to not exceed 250 sq ft, the same maximum size allowed for a minor accessory structure. The Commission also came to the consensus to leave all the other requirements that are in the existing ordinance now. After all the discussion, Commission Schmidt made a motion to change the chicken ordinance by removing the special exception, increasing the number of chickens allowed to 12, setting the setbacks to be the same as a minor accessory structure and setting the enclosure size (fence and coop together) to not exceed 250 sq ft. Commissioner Metje seconded the motion.

VOTE:

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

Motion approved.

Administrator Braband will ask Attorney Ryan to draft a new ordinance with the requested changes and bring it back to the Planning Commission for their review at their June 21st meeting.

Commission/staff items:

Zoning Ordinance amendments/additions –

Peter Johnston presented the Commissioners with a packet that included zoning charts showing permitted uses, permitted uses by Planning Commission through site plan review process, special exceptions and not permitted uses. The first set of charts are what Mr. Johnston is suggesting and he requested that the Planning Commission review these charts and make changes/suggestions as to what they would like to see. The second set of charts is the current permitted uses by zoning districts as the Town's Zoning Ordinance is currently written. Mr. Johnston requested that the Planning Commission review this packet and be ready to discuss at their next meeting. This packet will help frame the future discussions on what the Planning Commission would like to see changed in the current Zoning Ordinance. Mr. Johnston also requested that the Planning Commission read his memo from April 21st regarding infill and redevelopment in preparation of future discussions.

With no further business to discuss the meeting was adjourned at 7:50 pm.

Respectfully submitted,

Erin Braband, Town Administrator/Clerk