

Town of Trappe
Planning Commission Meeting
May 21, 2024

Meeting – 6:00 pm

The meeting was called to order at 6:00 pm by Chairman Edgar Harrison. Planning members Bobby Quidas, Scott Metje and Richard Allison 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 April 8, 2024 Planning Commission Special Meeting/Workshop and April 16, 2024 Planning Commission Meeting were approved as submitted.

Chairman Harrison requested that selection of Chair and Vice-Chair be put on the agenda for the June 18th meeting.

New Business

Curtis Snyder – Billboard request

Mr. Snyder requested to put up a billboard on the property that they recently purchased next to Dollar General. Mr. Snyder stated that his property does not have adequate frontage on Rt. 50 to allow a commercial business to come there and he thought a billboard would be a good use of the property. The 10' x 30' billboard would be angled so it would not affect neighboring houses, would allow other businesses to advertise and 10-15% of the advertising time would be given to the Town to advertise their events. Planner Johnston stated that the Town's current and proposed Zoning Ordinance does not allow off-premise advertising and if the Planning Commission were interested in changing the code to allow it, this would be for every business in the C2, not just this property. Planner Johnston suggested that Mr. Snyder consider doing a lot line revision and adding this property to the Dollar General property for additional space. After discussion the Planning Commission members agreed that they did not want to change the code to allow off-premise advertising or billboards in Town.

Colin Vissering – Pole Barn with small business request

Mr. Vissering stated that he and his wife are looking to build a 40' x 40' pole barn on their property at 3901 Main Street and offer baking/cooking classes. Mr. Vissering presented the Planning Commission with preliminary designs and layout for this building and stated that these classes will accommodate 8-12 people on the weekends with no overnight stays. There will be parking available on-site and the building will be situated on the property as to not detract from the appearance of the house. Chairman Harrison stated that this could be considered a home occupation or school but both would need a special exception. This would require a separate water/sewer connection and Mr. Vissering agreed that he would want a separate connection anyway. After discussion, the Planning Commission came to the consensus that they liked the idea and that Mr. Vissering could apply for a special exception and then they would officially review his request and provide their recommendation to the Board of Appeals.

Commission/Staff Items

Ordinance 1-2024 – An Ordinance of the Town of Trappe amending the Trappe Zoning Ordinance, Title III, Section 2, Title IV, Sections 6, 7, 8 and 12 to establish reasonable zoning regulations for cannabis businesses. Attorney Ryan stated that the Planning Commission had previously discussed this and made a recommendation to the Town Council to allow dispensaries in the C2 by special exception. The State has now changed regulations and mandated that a dispensary must be treated the same as alcohol sales and allowed in the same zones. The Town currently allows alcohol sales in the C1 by special exception so the Town Council referred this Ordinance back to the Planning Commission for their review and discussion again. After discussion, Commissioner Allision made a motion to amend the Ordinance to permit cannabis dispensaries in the C2 as permitted use and by special exception in the C1. Commissioner Metje seconded the motion and it was unanimously approved.

The Planning Commission continued their work on the Zoning Ordinance and reviewed a proposed Zoning Map. The Planning Commission made suggestions on zoning changes and Planner Johnston will amend the map and resend it for their review and discussion at their June 10th workshop.

With there being no further business to discuss, the meeting was adjourned at 7:13 pm.

Respectfully submitted,
Erin Braband, Town Administrator