

TOWN OF TRAPPE
PLANNING COMMISSION MEETING
NOVEMBER 15, 2022

Meeting – 6:00 pm

The meeting was called to order at 6:00 pm by Chairman Edgar Harrison. Planning Commission members Brian Schmidt, 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 October 18, 2022 meeting were approved as presented.

Old Business

None

New Business

Delmarva Real Estate Management Group, LLC – preliminary site plan submittal

Virginia from Rauch, Inc presented a preliminary site plan for a Dairy Queen Grill and Chill to be located at 3795 Ocean Gateway where the Nelson Auction building currently is. The auction building will be torn down and a 2,663 square foot building with a drive thru and seating for 66 is proposed to be built. The preliminary site plan shows 44 parking spots but that will change with proposed revisions. Mr. Ron Long is the developer for this location and is currently building a Dairy Queen in Denton. The proposed hours for the location would 10 am to 10 pm as they are required to be open 12 hours per day. Planner Johnston stated that a restaurant with drive thru is not permitted in the C2, not even by special exception. All C2 uses refer back to the C1 permitted uses and a restaurant is only allowed by special exception but it also states not including drive in type eating places. The Planning Commission discussed the options and the proposed restaurant and feel that it would be a good fit and something that is needed for Trappe. After discussion Commissioner Schmidt made a motion to recommend to the Town Council that a text amendment be done to the Zoning Ordinance to allow restaurants and food carry out establishments in the C2 district as a permitted use. Commissioner Metje seconded the motion and it was approved unanimously. Commissioner Harrison asked Mr. Mitchell to look into some form of connectivity for this area since he owns a couple of lots there. The Planning Commission gave conceptual approval to the site plan as presented.

Commission/Staff Items

The Planning Commission discussed light requirements/restrictions on signs and Planner Johnston will send some examples for them to review.

The Planning Commission discussed site line landscaping and what can be done when the landscaping blocks line of site. The new draft code discusses this and it can be written so it would be a zoning infraction if the site line it not maintained.

The Planning Commission discussed the CIR Community Infill and Redevelopment Overlay District starting on page 51 of the proposed zoning code. This section would replace the existing Village Overlay Zone. The primary objective of this section is to encourage infill and redevelopment. This new district gives the Planning Commission the ability to listen to a proposal for an area and if they cannot meet all the standards, the Planning Commission has the ability to give them relief, if it is context appropriate. After discussion the Planning Commission came to the consensus to explore using this new district in the code and including a portion of the Bremer property (as shown on the proposed map) into this district. This will give this property another option for development should they chose to use it but the underlying zoning still applies.

The Planning Commission was asked to go back and revisit all permitted uses by zone and see what they agree with, what they think needs to be handled by special exception, what they want changed and what may need to be added in. This will be discussed at the next meeting.

With no further business to discuss the meeting was adjourned at 8:02 pm.

Respectfully submitted,

Erin Braband, Town Administrator/Clerk