

Town of Trappe
Planning Commission Meeting
February 17, 2026

Chairman Harrison called the meeting to order at 6:00 pm. Planning members Doran Bowman, Brian Schmidt, Bobby Quidas and Richard Allison were present. Other attendees for the Town: Town Administrator Erin Braband and Town Planner Peter Johnston.

Agenda: The agenda was approved as presented.

Minutes: The minutes from the November 18, 2025 meeting were approved as submitted.

New Business:

Brian Hause – Subdivision Plan

Brett Ewing from Lane Engineering presented a 12-lot major subdivision plan for Old Trappe Road in place of the 11-lot subdivision plan that was submitted prior to the meeting. This property is zoned Industrial and these lots would be lots serving that purpose. The 26-foot-wide road would be dedicated to the Town once completed and the individual lot owners would handle their own stormwater requirements when installing their entrance. Mr. Hause is requesting to deviate from the Town's normal curb and gutter regulations and requests to have roadside ditches instead which are more accommodating and add flexibility for these types of businesses. Each property will have its own E-1 grinder pump which will be privately owned. They are currently working with GMB to determine the best route to extend water and sewer to this property as it does not currently run that far. Mr. Hause will have Zach Smith reach out to Lyndsey Ryan to start working on the public works agreement. After discussion, Commissioner Schmidt made a motion to give preliminary plat approval for the 12-lot subdivision with the addition of approving the deviation from curb and gutter to roadside ditches. Commissioner Quidas seconded the motion and it was unanimously approved. Planner Johnston requested that an information block be added to the plat that refers to this deviation.

Lakeside tree screening plan for Piney Hill Road

James Cook stated that he worked with Richard Allison and Jeremy Newnam to come up with a tree screening plan after the Town received a complaint from the property owners on Piney Hill Road. The plan shows the plantings of 6-foot-tall cedar trees and 2-foot-tall mount laurel trees. After discussion, Commissioner Allison made a motion to approve the tree screening plan as presented. Commissioner Schmidt seconded the motion and it was approved unanimously.

Lakeside Section 1-A revision

James Cook presented a plan to revise the property lines for Lots 8 & 10, essentially dividing Lot 9 in half and dedicating each side to the corresponding lot. Commissioner Quidas made a motion to give final approval for the revision to Section 1-A as presented. Commissioner Schmidt seconded the motion and it was unanimously approved.

Public Comments:

Commissioner Quidas stated that he was approached by residents on Farms Lane regarding the Morrison property on Lovers Lane and the suspicion that the property is being developed. Administrator Braband stated that this was presented to the Council at their February 4th meeting and the Town is looking into it. After discussion it was determined that this property possibly has wetlands on it and cutting of the trees would need a timber harvesting permit. The Planning Commission requested that Administrator Braband reach out to MDE wetlands and waterways protection division and alert them of the work being done on the property. Commissioner Quidas made a motion to have Administrator Braband send a letter to Mr. Morrison requesting proof of a timber harvesting permit and any other permits that he may have in his possession. Commissioner Schmidt seconded the motion and it was unanimously approved.

With no further business to discuss, Commissioner Schmidt made a motion to adjourn the meeting at 6:42 pm. Commissioner Quidas seconded the motion and it was unanimously approved.

Respectfully submitted,
Erin Braband, Town Administrator