

Town of Trappe  
Planning Commission Meeting  
September 17, 2024

**Meeting – 6:00 pm**

Chairman Harrison called the meeting to order. Planning members Richard Allison, Bobby Quidas and Brian Schmidt were present. Other attendees for the Town: Town Administrator Erin Braband, Asst. Town Attorney Carly Landolfi and Town Planner Peter Johnston.

**Agenda –** Commissioner Schmidt made a motion to remove Lennar Homes from the agenda because a complete plat submission was not received from Lennar. Commissioner Allison seconded the motion and it was unanimously approved.

**Minutes –**

The August 20, 2024 Planning Commission Meeting and September 9, 2024 Planning Commission Workshop were approved as presented.

**New Business**

**Lakeside – Lennar Homes**

This item was removed from the agenda but the representative from Lennar Homes asked what was needed to complete his submission and he was informed of what was required and the deadlines for submission. He stated that he would like to be on the Oct. 15<sup>th</sup> agenda and was informed that the deadline for submission was Oct. 1<sup>st</sup>.

**Brian Hause –**

Asst. Town Attorney Landolfi stated that Mr. Hause will be requesting a water/sewer comprehensive plan amendment for his property on Old Trappe Road and requested that the Town Council submit a letter of support. The Council discussed this at their Sept. 4<sup>th</sup> meeting and approved a motion to submit a letter of support contingent upon the Planning Commission giving a favorable recommendation as well. Commissioner Schmidt made a motion to send a joint letter from the Town Council and the Planning Commission to Talbot County with a favorable recommendation to approve Mr. Hause's request to move his property to S1/W1 status. Commissioner Quidas seconded the motion and it was unanimously approved.

**Commission/Staff Items**

The Planning Commission continued their work on the Zoning Ordinance and discussed how HB 538 (Housing Expansion and Affordability Act) affected the Zoning Ordinance and changes that needed to be made to the Zoning Ordinance to comply with the new law. The Commission also discussed Non-Profit Bonus Density and its effects.

With no further business to discuss, Commissioner Schmidt made a motion to adjourn the meeting at 6:52 pm. Commissioner Allison seconded the motion and it was unanimously approved.

Respectfully submitted,  
Erin Braband, Town Administrator