

Town of Trappe
Planning Commission Meeting
August 20, 2024

Meeting – 6:00 pm

Chairman Harrison called the meeting to order. Planning member Richard Allison, Brian Schmidt, Bobby Quidas and Scott Metje were present. Other attendees for the Town: Town Administrator Erin Braband, Town Attorney Lyndsey Ryan and Town Planner Peter Johnston.

Agenda

Bob Rauch requested to amend the agenda by adding a request for the Planning Commission to review the revised Lakeside Wastewater Treatment Plant parcel plat. The County health department submitted a couple of changes to the previously approved plat but they are not substantial changes. Commissioner Schmidt made a motion to amend the agenda to include review of the revised Lakeside Wastewater Treatment Plant plat due to the extend health department review time. Commissioner Quidas seconded the motion and it was unanimously approved.

Minutes

The July 16, 2024 Planning Commission minutes were approved as submitted.

New Business

Lakeside Phase 1C subdivision plat – Bob Rauch presented Phase 1C that received preliminary final approval on November 21, 2023 and the revised version of Phase 1C that the Planning Commission signed on June 18, 2024. There were some additional changes to the plat that were not clearly addressed when requesting the revised plat to be signed so Planning Commission requested to review the preliminary version and the final version together and to have Mr. Rauch explain the changes. Mr. Rauch explained that the setbacks for the lots were added to the final plat as requested and that the drainage easements are still in place although they appear to have been removed from the plat. These revisions caused a small decrease in the open space in this section of Phase 1C as well. Attorney Ryan requested that if any changes are made from the preliminary plat to the final plat, the preliminary plat needs to accompany the final plat to show the changes when requesting final approval and signature. After comparing the 2 plats and discussing the changes, the Planning Commission had no issue with the amendments and the plat can remain as signed and recorded.

Lakeside Wastewater Treatment Plant plat – Ryan Showalter presented a slightly revised plat for the Wastewater treatment property. The Planning Commission gave final approval for the plat on June 18, 2024 and the plats were given to the Health Department for their review and approval. On August 15th Mr. Showalter met with Brennan from the Health Department and after discussing with MDE, Brennan requested 2 changes be made to the plat before the health department would sign it. The first change was requested language in the health department signature block and the second change was to combine the initially approved 3 separate lots and combine them into 1 single parcel. The total area size is the same, only the internal division lines were removed to make it 1

parcel. After discussion, Commissioner Allison made a motion to approve the revised plat and to authorize Chairman Harrison to sign the plat once all other signatures have been obtained. Commissioner Schmidt seconded the motion and it was unanimously approved.

Commission/Staff Items –

Zoning Ordinance amendments/additions – The Planning Commission continued their review of the draft Zoning Ordinance and scheduled a workshop for September 9th at 5:00 pm to continue their discussion.

With no further business to be discussed, Commissioner Schmidt made a motion to adjourn the meeting at 7:22 pm. Commissioner Metje seconded the motion and it was unanimously approved.

Respectfully submitted,

Erin Braband, Town Administrator