

Minutes of the Meeting of
Borough of Trappe Planning Commission
January 21, 2020

Call to Order – S. Kurcik called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

Members Present: S. Kurcik, C. Peck, J. Washeleski, D. Davis, Alternate M. Schaffer
Also, present: T. Twardowski, Secretary and Council Liaison B. Yeagley
Absent: Bob Swartley

T. Twardowski asked for nominees for Planning Commission Chairman:

S. Kurcik nominated B. Swartley; C. Peck seconded the nomination.

J. Washeleski nominated S. Kurcik, M. Schaffer seconded the nomination

There being no further nominations T. Twardowski called for a vote.

In favor of S. Kurcik as President: M. Schaffer, D. Davis, J. Washeleski, S. Kurcik

In favor of B. Swartley as President: C. Peck

S. Kurcik took over the meeting as Chair and asked for nominees for Planning Commission Vice Chairman:

C. Peck nominated J. Washeleski; S. Kurcik seconded the nomination.

There being no further nominations S. Kurcik called for a vote.

All in favor of J. Washeleski as Vice President: Aye: 5 Nay: 0

Motion to approve the minutes of the November 18, 2019 Planning Commission meeting

Moved: J. Washeleski

Seconded: M. Schaffer

Approved: 5-0

Conditional Use Application – 178 W. Main Street – Emily B. Kelchner

Ms. Kelchner was present and presented her application. She intends to live at 178 W. Main Street as well as use it for her business Roam Away From Home. Roam Away From Home is a pet walking/sitting/extended stay business. She currently operates her business out of Conshohocken and she is planning to move to Trappe and reside at 178 W. Main and use it for her business location as well.

The business is about a 50/50 split of dog walking and pet sitting. She does have dogs at her house that stay overnight. She would have a maximum of 6 dogs and they would be indoors. In the future, she would like to install a fence but the dogs would not be out unsupervised or for excessive amounts of time. The dogs would always be on a leash if they were on the property and there was not a fence. She would have not outdoor dog kennels. There would be minimal traffic increase as she picks up her clients about 95% of the time. If she is required by the State she will obtain a kennel license, but it is not her intention to have any more that 6 dogs nor have any outdoor kennel facilities. Discussion ensued regarding noise, sanitation and other potential concerns.

Ms. Kelchner does not intend to have signage advertising her business, nor have any employees at the Trappe location.

Motion to recommend approval to Borough Council with conditions to include:

- **Maximum of 6 dogs**
- **No outside kennel area**
- **Conditions to continue to any future owner/operator**

Motion: J. Washeleski

Second: C. Peck

Approved: 5-0

Bringhurst Properties – 71 W. Third

Matt Pusey from Accolade Properties was present to discuss potential development of 71 W. Third Ave. The property is on parcel approximately 3.8 acres that is zoned both R2 and VC. There are 4 existing homes on the parcel that are extremely rundown and two are uninhabitable. The proposal is to remove the existing homes and create 5 single family homes on the R2 portion and 6 twins on the VC portion. The twins will require a conditional use under the VC zoning. The applicant expects to meet all dimensional requirements of the zoning. There was some discussion regarding the VC standards, about removal of primary buildings, what the intended sizes of the houses would be, if they would have garages and how much additional parking there may be. M. Pusey explained that they are in the very early stages of the proposal. They have gone before Borough Council and now the Planning Commission to try to get some preliminary feedback to take into consideration when having the preliminary plans done.

Proposed Ordinance 455 – Amending Section 295-31 C (2)

T. Twardowski shared a draft ordinance revision to the open space section of the subdivision and land development ordinance. Currently the developer has a choice to either set aside land for open space or pay a fee in lieu of providing open space. Borough Council has requested a revision to allow that to be Council's decision as to whether it would prefer open space or the fee in lieu of. T. Twardowski noted that the Planning Commission did not have to take any action this evening on this amendment as they have 30 days to consider the Ordinance. However, the Planning Commission chose to take action.

Motion to recommend adoption of Proposed Ordinance 455:

Motion: C. Peck

Seconded: M. Schaffer

Approved: 5-0

B. Yeagley gave a brief update on the Regional Planning Commission, announced the dates, times, and location of the 2020 meetings and advised that there was a vacancy for a Trappe Planning Commission member to be added to the Regional PC.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Tamara D. Twardowski, Secretary