

Minutes of the Meeting of
Borough of Trappe Planning Commission

July 18, 2017

Call to Order – M. Caffrey called the meeting to order at 7:00 PM

The Pledge of Allegiance to the Flag was performed

Members Present: M. Caffrey, S. Kurcik, R. Swartley, J. Washeleski, and J. Rahm

Also present were representatives of Damon-London Development Group, their solicitor, Carl Weiner; and Engineer, Christopher C. Yohn, P.E.

The minutes of the June 28, 2017 Planning Commission were presented.

Motion to approve the minutes of the June 28, 2017 Planning Commission meeting:

Moved: S. Kurcik

Seconded: R. Swartley

Approved: 5 – 0

Agenda – 199 W. Third Ave - C. Yohn, P.E. was introduced by C. Weiner. Mr. Yohn presented a sketch plan for development of 199 W. Third Ave. which is located in the R-3 Zoning district, however with frontage along W. Third Ave which is in the R-2 Zoning district. The development will be for 8 homes in four buildings with additional parking spaces being provided. The driveway width if proposed at 20' where 24' is required. Additionally no curbs and/or sidewalks are being proposed along the access road. A homeowner's association will be established for maintenance of the common areas.

The review letters received from Montgomery County Planning Commission and Barry Isett & Associates were reviewed and discussed. It is expected that the comments of the two letters will be addressed in the preliminary plan to be submitted in the near future.

A request was received from Yohn Engineering, LLC representing the Damon-London Development Group for waivers of Section 295-8; 295-9; and 295-10.D. (5)

(right-of-way dedication, curb, sidewalk, and minimum paving width for private streets). This waiver request was discussed in detail.

It is the recommendation of the Planning Commission NOT to recommend granting of these waivers.

The Development Company will re-consider the waiver requests and attempt to comply with the requirements in the preliminary plan.

It is the recommendation of the Planning Commission that the sketch plan be approved as submitted without the waiver requests being granted.

Central Perkiomen Valley Region Planning Commission – R. Swartley presented a summary of the recent meeting of the CPVRPC (minutes to follow).

Nevin Scholl President of Borough Council was present and thanked the members of the Commission for their effort and work on the various plans for development submitted recently.

Motion to adjourn at 7:50 pm:

Moved: J. Rahm

Seconded: S. Kurcik

Approved: 5 – 0

Respectfully submitted



Robert T. Umstead, Secretary