

Minutes of the Meeting of
Borough of Trappe Planning Commission

January 16, 2018

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 Brett Yeagley, Borough Council liaison and R. Umstead, Secretary

Re-Organization

Motion to elect Matthew Caffrey as Chairman:

Moved: S. Kurcik

Seconded: R. Swartley

Approved: 5-0

Motion to elect Steve Kurcik as Vice Chairman:

Moved: R. Swartley

Seconded J. Rahm

Approved: 5-0

The minutes of the November 21, 2017 Planning Commission meeting were presented.

Motion to approve the minutes of the November 21, 2017 Planning Commission meeting:

Moved: S. Kurcik

Seconded: J. Rahm

Approved: 5-0

Agenda – Development at 199 W. Third Ave.

A number of persons representing the developer, Damon-London Development Group were present. Christopher C. Yohn P.E. represented the group and presented the revised land development plan for Hidden Hollow, located at 199 W. Third Avenue.

The review letter prepared by P. Schmoll and email response from C. Yohn were previously distributed to members of the Planning Commission. These were discussed in detail. There were nine (9) waivers discussed, some concerning the maximum slope and roadway grade which are still being worked upon and may be resolved without needing waivers. A lengthy discussion occurred.

The NPDES (National Pollution Discharge Elimination System) permit application, the PennDOT permit for the driveway has been submitted along with the Sewer planning modular and DEP permit.

Audience -- Pat Webster was in the attendance. She questioned the definition of a minimum use driveway? No definition was available. Also questions presented concerning the number of parking spaces being provided and whether the development was going to be a condo association or homeowners association. Answer from C. Yohn - the number of parking spaces meets the zoning requirements and at this point it is undetermined if this will be a condo or homeowners association.

A question and answer period followed between the Commission and the developer concerning the use of propane gas or natural gas.

The developers have been invited to the February 6, 2018 Borough Council meeting.

It was reported that Eye Design has submitted a land development plan for an addition to their facilities at 220 W. Fifth Ave and this will be on the Feb. 20 Borough Planning Commission agenda.

A discussion ensued concerning the Zoning requirement for the number of parking spaces for a development. B. Yeagley to report.

A question arose concerning the imposition of a traffic impact fee for new development was presented.

R. Swartley presented information that were topics of discussion at the Regional Planning commission

Motion to adjourn at 8:00 pm:

Moved: J. Washeleski

Seconded: S. Kurcik

Approved: 5-0

Respectfully submitted

Robert T. Umstead, Secretary

