

Minutes of the Meeting of Borough of Trappe Planning Commission

April 17, 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, R. Swartley, S. Kurcik, and J. Washeleski.

Also, present Brett Yeagley, Borough Council liaison, alternate member C. Peck and R. Umstead, Secretary

The minutes of the February 20, 2018 Planning Commission meeting were presented.

The February 20, 2018 contained errors and will be revised for consideration at the May 21, 2018 Planning Commission meeting.

Zoning Hearing Board Application - Trinetra Realty Holdings, PA LP

An application to convert the gas station at 306 W. Main St. from a gas station with mechanic garage to a gas station with snack shop was received. The proposed improvements are to convert the building into a snack shop (with gas station) and replace the sign with a double pole LED sign.

A lengthy discussion ensued. Concerns listed below were presented

1. Hours of operation
2. Will repairs be made to the gas pumps canopy
3. What repairs will be made to the building specifically replacement of the overhead garage doors.
4. What façade improvements are to be made
5. Will the owner be the operator of the station
6. Will temporary sales (flowers fireworks etc.) be permitted from temporary tents on the premises
7. Define Convenience Food Store – what is to be sold

8. IF hot dogs and microwave food is sold does Board of Health need to approve
9. If variance is approved, will a land development plan need to be submitted
10. Will a building permit be required IF the garage doors are to be replaced
11. The Commission is concerned about congestion at the gas pumps vs store parking
12. Will DEP need to verify the condition of the underground storage tanks
13. Sign – must meet current sign requirements
14. Does the owner/operator operate any other locations

The Planning Commission feels these items need to be addressed by the Zoning Hearing Board.

Motion to issue a “No Objection” statement provided a snack shop is defined and the use is clearly defined at the Zoning Hearing:

Moved: M. Caffrey Seconded: J. Washeleski Approved: 4 – 0

Due to a possible conflict on May 22, 2018 the next scheduled Planning Commission meeting, it was determined to re-schedule the May meeting to May 21, 2018 at 7:00 PM.

Motion to adjourn at 7:50 PM

Moved M. Caffrey Seconded: R. Swartley Approved: 4 – 0

Respectfully submitted
Robert T. Umstead, Secretary