

Minutes of the Meeting of
Borough of Trappe Planning Commission

June 19, 2018

Call to Order – R. Swartley called the meeting to order at 7:10 PM

The Pledge of Allegiance to the Flag was performed

Members Present: R. Swartley, J. Rahm and J. Washeleski. Alternate C. Peck

Members Absent: M. Caffrey, S. Kurcik, Council Liaison B. Yeagley

Also, present: T. Twardowski, Secretary

Motion to approve the minutes of the May 21, 2018 Planning Commission meeting:

Moved: J. Rahm

Seconded: J. Washeleski

Approved: 4-0

Conditional Use Application – 608 W. Main St

Mark Wallace, Architect representing the owner of 608 W Main was present to discuss the application which proposed turning the first floor of the building, last used as office space into a one bedroom residential apartment. Information presented included:

1. At one time the home was a single family. It was then converted to a 2nd floor residential apartment and the 1st floor was office space.
2. There will be no changes to the building footprint
3. There will be minimal changes to the interior, there is currently a full bathroom on the first floor and it will only need minor modifications to replace the kitchen.
4. There is adequate parking for the 2 residential apartments: 4 required, 7 available.

C. Peck shared that she is concerned that turning commercial uses into residential uses hurts the walkable community that Trappe is trying to create and causes Trappe to become a pass thru community rather than a destination. The other

members agreed that they understand and share the same concern but in this location, it seems to make sense for it to be residential.

Motion to recommend the approval of the conditional use application:

Moved: J. Rahm

Seconded: J. Washeleski

Approved: 4-0

T. Twardowski introduced a text amendment to the R-1 district that was advertised for a public hearing. The change to the zoning is to allow municipal uses and municipal structures up to 35 feet in height. The immediate purpose of this change is that consideration of building a salt shed on the property at 275 W Seventh Ave adjacent to the composting facility.

After much discussion, a motion was to recommend the amendment but advising Council of the planning commission's concerns. It was also suggested that Section 2. C. read "a structure shall not exceed 35 feet *in height*, to clarify that the 35' references height. The concerns were for the neighbors in a residential area having their quality of life affected: increased traffic, increased noise – not just from the back up warning but also the truck noise and the noise from the equipment loading the salt, and lighting pollution if lights were placed around the facility. The commission suggested that it may reduce noise if the building is designed so that the trucks could be loaded with salt inside the building. Additionally, members are concerned that while the intent is for a salt shed, that the parcel will be further developed with other structures specifically another cell phone tower. They would like to see something written in addressing this and that the property will be used for the salt storage shed only.

Motion to recommend the approval of the R-1 text amendment with concerns noted:

Moved: J. Washeleski

Seconded: J. Rahm

Approved: 3-1

C. Peck voted against the motion

Motion to adjourn at 8:15 PM

Moved C. Peck

Seconded: J. Rahm

Approved: 4-0

Respectfully submitted

Tamara D. Twardowski, Secretary