

Minutes of the Meeting of
Borough of Trappe Planning Commission

August 21, 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, and J. Washeleski. Alternate C. Peck
Council Liaison B. Yeagley

Members Absent: S. Kurcik, J. Rahm

Also, present: T. Twardowski, Secretary

Motion to approve the minutes of the June 19, 2018 Planning Commission meeting with the following addition: J. Washeleski seconded the motion to approve the May 21st minutes.

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

Conditional Use Application – 430 W. Main Street SL Salon

T. Twardowski introduced the application and submitted a zoning review of the application for the Planning Commission's review along with parking calculation that were assumed off existing plans and previous conditional use applications. She stated that the owner may have differing information, but it was not submitted with the application.

Sarah Love, applicant representing SL Salon was present to discuss the application in which she proposed to open a hair salon in the vacant dry cleaners tenant space.

1. S. Love proposes to have two employees; herself and one other.
2. There will be approximately 3-4 salon chairs.
3. Hours of operation would be mainly day time hours closing by 6 or 7.

Brad Sokul, Regent Development Company was present to represent the owner of the parcel, Regent Properties, LLC. B. Sokul provided interior patron space calculations for the existing tenants in the shopping center and also a plan from his architect that shows the actual patron usage of the proposed salon.

1. Square footage for patron usage for the Salon is 830 SF.
2. Square footage for patron use at Capt'n Chucky is 317 SF.
3. Total parking spaces needed is 162.83
4. Current parking spaces 161 (plan dated 8/4/10 shows 160 but there is an additional spot that wasn't counted).
5. B. Sokul stated that there were additional spots that the Tavern employees park in that are not striped as spots but that the parking lot was to be redone this year and he believed they could gain the required spots through re-striping.

Motion to recommend the approval of the conditional use application with the following conditions:

- 1. Meeting the zoning requirements for parking**
- 2. Meeting the zoning requirements for the sign**
- 3. Applying and receiving any other permits or approvals that are necessary.**

Moved: M. Caffrey

Seconded: J. Washeleski

Approved: 4-0

T. Twardowski updated the members that the zoning variance for 306 W. Main St was approved to allow a convenience store and Gulf Station. She also relayed that she anticipated settlement on the property to be used for a storage shed at 229 W. Seventh would take place early September.

As there was no further business, the meeting was adjourned at 7:45.

Respectfully submitted,

Tamara D. Twardowski, Secretary