Borough of Trappe Planning Commission Meeting Minutes August 20, 2019

Call to Order – S. Kurcik called the meeting to order at 7:00 PM

The Pledge of Allegiance to the Flag was performed.

Members Present: J. Washeleski, J. Rahm, B. Swartley and S. Kurcik

T. Twardowski, Secretary Council Liaison B. Yeagley

Members Absent: Alternate C. Peck

S. Kurcik announced that a letter of resignation was received from M. Caffrey effective July 25, 2019 and thanked M. Caffrey for his years of service. Matt was a great asset to the Borough and will be missed.

S. Kurcik assumed to Chairman in M. Caffrey's absence.

Motion to nominate J. Washeleski for Vice Chairman:

Moved: J. Rahm Seconded: B. Swartley Approved: 4-0

Motion to approve the minutes of the June 18, 2019 Planning Commission meeting

Moved: J. Washeleski Seconded: J. Rahm Approved: 4-0

Eye Design Plan Revision:

The Commission reviewed the minor plan revision submitted by Eye Design to add an additional 1000 SF to of impervious surface by moving the parking closer to the building. P. Schmoll's review of the plan finds that the stormwater calculations provided show that stormwater improvements will be able to handle the additional impervious surface.

Motion to recommend approval of the minor plan revision:

Moved: B. Swartley Seconded: J. Rahm Approved: 4-0

W. Seventh Avenue Tract:

Susan Rice, P.E. was present on behalf of the applicant. She stated that a revised plan will be submitted to the Borough. The applicant will comply with the majority of comments. She was hoping that she would be able to get some feedback from the Planning Commission this evening on a few items so that she could incorporate that feedback into the revised plan. Chairman Kurcik responded that there is currently an outstanding zoning issue and until that is resolved the Planning Commission feels that it would be pointless to discuss the proposed plan. S. Rice did indicate that the applicant is prepared to comply with all Borough Ordinances as well as PennDot's requirements.

Public Comment:

- L. Fazone 118 W. Seventh Avenue part of her property is included in this proposal, she would like to see residential use behind her house because she is already surrounded by industrial on two sides and she doesn't want to be completely surrounded. She would prefer single family homes.
- J. Kane -158 W. Seventh Ave asked if the proposal was now for 96 units that she thought originally it was 64, is this a different proposal.
- K. Fagley 720 Linden Drive is there enough water for 96 units, what about stormwater, there is already water problems.

George Schiele – 726 Linden Drive – concerned about water and traffic

Debbie Rotenberger – 258 Linden Drive – reviewed concerns – traffic, a light will be needed, and there will be more school busses and more children in the schools, additional noise, and water.

Gary Dye – 702 Linden – agrees with the sentiments of the others

Sue Griffin – 127 W. Seventh – agrees with Gary Dye and the others that have spoken, she also is concerned with the large trucks that drive on that road and they can barely make the turn at the light.

George Schiele asked if the traffic study was approved (no it has been submitted for review)

- T. Twardowski explained to the public that there has been no change to the zoning to allow this. The zoning is a legal issue that will be interpreted by the Zoning Hearing Board and/or the Court of Common Pleas. The Borough Zoning Officer made the determination is not an allowed use. The applicant has appealed that determination. Borough Council supports the zoning officer's decision and has authorized the Borough Solicitor to defend the zoning officer's decision. However, if the decision of the hearing or the court is that the residential use is allowed, then the applicant will be allowed to develop as long as they comply with Borough and State regulations. At that time the role of the planning commission and Borough Council will be to ensure that the ordinances are complied with and make the development the best that it can be for the neighborhood.
- B. Yeagley gave an update on CPVRPC. T. Twardowski asked members to think about if they would like to be the representative to this committee, they meet the third Thursday at 7:00 p.m.

Motion to adjourn at 8:00 p.m.

Moved: S. Kurcik Seconded: B. Swartley Approved: 4-0

Respectfully submitted, Tamara D. Twardowski, Secretary