

**MINUTES OF THE MAY 10, 2016
EXTRA MEETING OF TRAPPE BOROUGH COUNCIL**

Council President Nevin Scholl called to order the extra meeting of Trappe Borough Council on May 10, 2016 at 7:00 p.m. at Trappe Borough Hall, 525 West Main Street, Trappe, Pennsylvania. The Pledge of Allegiance was led by Stewart Strauss.

ROLL CALL: Roll Call was made by the Municipal Secretary.

Those present were:

President Nevin Scholl
Vice President Cathy Johnson
Scott Martin
Stewart Strauss

Also in attendance were:

Solicitor David Onorato
Borough Manager Robert Umstead

Those absent were:

Mayor Connie Peck
Phil Ronca
Pat Webster

President Scholl announced the purpose of this extra meeting is for the consideration of two Conditional Use Applications. The meeting was turned over to Solicitor David Onorato to conduct the hearings.

Solicitor Onorato announced the meeting was duly advertised in the Pottstown Mercury and the proof of publications will become part of the public record.

Solicitor Onorato further announced that the proceedings will be recorded by Court Reporter, Mark Mangardi.

123 Main St. Trappe

Applicant Renee Grafstrom was sworn in and presented the following testimony. It is her intent to lease a portion of the property from Dr. Robert Weber who presently uses the first floor of the property as a medical facility. Ms. Grafstrom will use approximately 1,384 square feet of floor space on the second floor as a pre-school. Ms. Grafstrom has been operating a pre-school for 11 years and is seeking a new location. There will be approximately 30 students in attendance and their arrival and departure will be staggered so not to create any traffic congestion in the parking lot which can accommodate 20 vehicles. Dr. Weber normally uses 3 or 4 parking spaces at one time.

The normal operating hours are 8:45 AM to 2:45 PM with an occasional later use for special occasions. The largest number of employees is 4 and there is no plan to increase this number. The school is operated on a September to June calendar basis.

A number of questions were presented by Borough Council and answered. There were no questions from the audience.

Solicitor Onorato indicated the absence of an owner's authorization and indicated the hearing would remain open pending receipt of a letter from Dr. Weber indicating the application has been submitted with his knowledge and approval. Any decision will be withheld until a letter has been received and then a decision rendered by Borough Council at the June 7, 2016 meeting. Subsequently a letter has been received from Dr. Robert Weber.

545 W. Main Street

The applicant is ETB Properties, LLC owned by Erick Barnshaw. Mr. Barnshaw is represented by Mary Kay Kelm, Esquire. Mr. Barnshaw was sworn in. By questions from Ms. Kelm and answers by Mr. Barnshaw the following testimony was entered into evidence.

Mr. Barnshaw intends to purchase the property at 545 W. Main St. and move his IT business into the first floor. He presently employs 4 persons and expects to hire the 5th in the near future. Most of his services are delivered to his customers' place of business and requires a minimum number of parking spaces. Mr. Barnshaw has three company vehicles which will remain parked on the premises after normal business hours.

At the present time there are not prospective tenants for the second floor, however he will market the office space for rent. There will be no expansion of the building.

The building's roof will be replaced and the exterior of the building will be repaired. The existing sign will be utilized. The parking lot will be repaved and the landscaping in the front and rear of the lot will be cleaned up.

There are presently 67 parking spaces on the lot including the handicap parking spaces.

The electric service will have to be up graded and will meet current standards.

Questions from Borough Council were answered. There were no questions from the audience.

The hearing was closed and it is expected that Borough Council will render a decision at the June 7, 2016 Council meeting.

Motion to adjourn at 8:15PM

Moved: S. Martin

Seconded: C. Johnson

Approved: 4-0

Respectfully submitted,

Robert T. Umstead
Borough Secretary