

**MINUTES OF THE MEETING OF  
BOROUGH OF TRAPPE PLANNING COMMISSION  
January 19, 2016**

**CALL TO ORDER**

Brett Yeagley called the regular meeting of the Planning Commission to order. Present were Brett Yeagley, Matthew Caffrey, Steve Kurcik, and Council Liaison Tammy Liberi. Bob Swartley and Jeffrey Rahm were not present.

**REORGANIZATION/ELECTION OF OFFICERS**

Reorganization/election officers did not take place.

**APPROVAL OF MINUTES**

Matthew Caffrey made motion to approve November 17, 2015 meeting minutes. Steve Kurcik seconded.

**LOHAN DEV/FUGO PROPERTY-ED KORAB**

The following items were discussed:

- Proposal seeking variance to existing R2 zoning to allow more density but much less density than what is allowed by the existing R3 zoning code discussed.
- Parcel size 26.91 acres
  - 3 ½ units to acre
- 92 townhouse units proposed
- Traffic Impact Study results discussed
  - R2 Zoning- Single Family Home traffic (am & pm) total trips 49
  - R3 Zoning Variance-Townhome traffic (am & pm) total trips 86.4
    - Net affect or increase of traffic vs R2 by use by right plan would be additional trips of 18.6 (AM) and 18.8 (PM)
- Draft Concept Plan reviewed
  - Sewer would be underground retention
  - Walking trail around existing development
  - Recreational Playground/tot lot for development and surrounding residents
  - Estimated 53% open space

**MICHAEL BERCEK/BERCEK & SMITH ENGINEERING FOR ROY COOPER/129  
CHERRY AVENUE**

The following items were discussed:

- Currently there are two homes on property with same owner-129 Cherry Avenue and 131 Cherry Avenue
  - Acreage 1 ¾ acres
- Subdivided lots would not meet Water Course Set back.
- Request was made to subdivide property into 2 separate lots
- Proposed that lot be considered existing non-conformance and residents forego meeting with Zoning Hearing Board.
  - Planning Commission to speak with Zoning Officer and recommend letter be drafted to accept subdivision as an existing non-conformance

**PUBLIC FORUM**

There were no topics for public forum discuss.

**NEW BUSINESS**

There was no new business to discuss.

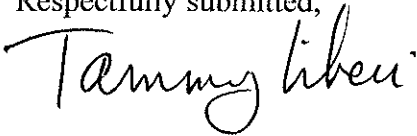
**OLD BUSINESS**

There was no old business to discuss.

**ADJOURNMENT**

Steve Kurcik made motion to adjourn meeting at 7:55 pm. Matthew Caffrey seconded.

Respectfully submitted,



Tammy Liberi  
Trappe Borough Council Liaison