

MINUTES OF THE MEETING OF
BOBROUGH OF TRAPPE PLANNING COMMISSION
JULY 19, 2016

CALL TO ORDER

Brett Yeagley, Chairman called the regular meeting of the Planning Commission to order at 7:00 PM. Commission members present included, J. Rahm; B. Yeagley, M. Caffrey, R. Swartley, S. Kurcik and alternate J. Washeleski. Also in attendance was R. Umstead. The Pledge of Allegiance to the Flag was led by B. Yeagley.

Members of the public in attendance included Gillian O'Donnel, CEO; Steven Morse, MD; and John J. Iannozi, Esq. representing the applicant in the Conditional Use Application which will be presented at Trappe Borough Council meeting on August 2, 2016.

The minutes of the June 21, 2016 Planning Commission were distributed to all members present.

Motion to approve minutes of June 21, 2016 Planning Commission:

Moved: M. Caffrey

Seconded: S. Kurcik

Approved: 5-0

A Conditional Use Application from C & S Morse, Inc. for the property at 350 W. Main St. Ms. O'Donnell, Dr. Morse and Solicitor Iannozi presented the following information via a question and answer forum.

The property at 350 W. Main St. has been vacant for approximately 2.5 years, the applicants propose to use the existing building for a medical family practice office and medical urgent care office. Dr. Morse will be the only doctor practicing from this location and will be assisted by one nurse and additional support staff as needed. The proposed hours of operation are 7:00 AM to 9:00 PM, seven day a week. The family practice may continue to be open after 9:00 PM on some occasions. It is not expected that ambulances will be bringing patients to the facility. There are approximately 6 or 7 examination rooms. Some medications will be dispensed, but no Class III medications will be on the premises.

The property being purchased includes the law offices of King Laird at 360 W. Main St. The number of square feet of office space in each building (and each floor) was not available. There are 32 parking spaces, 31.66 are reported as being required. A brief discussion amongst the Planning Commission members ensued.

Motion to recommend approval with no restriction of hours of operation of the Conditional Use and send a letter to Borough Council with recommendation:

Moved: S. Kurcik

Seconded: J. Rahm

Approved: 5-0

Borough Council has requested the Planning Commission issue a letter of support for Trappe's application for LED lighting funds via a grant.

Motion to authorize support letter and have Chairman Yeagley prepare the letter, sign and deliver to Borough Hall:

Moved: M. Caffrey

Seconded: J Rahm

Approved: 5-0

Application for Zoning Variance – NVR Inc. (applicant and owner of lots 28 and 29)

There was no one present representing the applicant.

The application requests a variance from Section 340-32-L of the Zoning Ordinance which limits the height of residential building to 30 feet in the VC Zoning District. The request is to permit a height of 35 feet. One building with two (2) residences has already been constructed after approval of the Borough's building and code enforcement officer. There are two additional building with a total of four residences to be built and the request includes the 35 foot height for these two buildings, also. A brief discussion ensued.

Motion to recommend approval for all building in the VC Zoning District to be permitted to be constructed with a maximum height of 35 feet within the Main Street Crossing development and a letter forwarded to the Zoning Hearing Board and Borough Council:

Moved: S. Kurcik

Seconded: R. Swartley

Approved: 4-0

(M. Cafferty abstained)

Motion to adjourn at 8:04 PM:

Moved: R. Swartley

Seconded: S. Kurcik

Approved: 5-0

Respectfully submitted

Robert T. Umstead