

MINUTES OF THE MEETING OF
BOROUGH OF TRAPPE PLANNING COMMISSION
SEPTEMBER 20, 2016

CALL TO ORDER

Brett Yeagley, Chairman called the regular meeting of the Planning Commission to order at 7:00 PM. Commission members present were B. Yeagley, M Caffrey, R. Swartley, T.Liberi. Also in attendance was R. Umstead. The Pledge of Allegiance to the Flag was led by B. Yeagley.

The minutes of the July 19, 2016 Planning Commission meeting were distributed to all members present.

Motion to approve the minutes of the July 19, 2016 Planning Commission meeting:

Moved: M. Caffrey

Seconded: R. Swartley

Approved: 4-0

A Conditional Use Application was presented by Ben Goldthrop representing PPG Stearly, LLC for the property at 120 W. Main St. (former Stearly property). The proposal requests the vacant land be converted to eight (8) twin homes. The plan indicated a shared drive would be constructed with ingress and egress from First Ave. All eight homes would front on the shared driveway.

A lengthy discussion ensued with the primary concern of the homes facing the shared drive and the rear of the homes facing Main St. Various methods of disguising the rear of the homes along Main St. were discussed. The applicant indicated the property was for sale for at least 8 years as a commercial property, without a sale. A homeowners association would be created to maintain the property. Eight twins would generate less traffic than a commercial site. The effect on the school would be minimal. The applicant offered the site for a sign "Welcome to Trappe" to be constructed.

Motion to approve the conditional use for 8 twins with the following conditions

- 1. A traffic signal analysis be conducted**
- 2. Sign be constructed to complement "Trappe 300"**
- 3. Landscaping to minimize the appearance of the rear of the homes**

Moved: M. Caffrey

Seconded: R. Swartley

Approved: 4-0

There being no further business the meeting was adjourned at 7:40 PM.

Respectfully Submitted, Robert t. Umstead, Secretary