

Minutes of the Meeting of
Borough of Trappe Planning Commission
Virtual Meeting
January 19, 2021

Call to Order – S. Kurcik called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

Members Present: S. Kurcik, D. Davis, J. Washeleski, B. Swartley, T. Pammer, and Alternate M. Schaffer

Members Absent: None

Also, present: M. Dolny, Secretary, Doug Brown, P.E.

Public Present:

Susan Rice – W. Seventh Avenue Tract Land Development

Stu Strauss – Trappe Borough Council

Motion to appoint Marcus Dolny as the Secretary for the Trappe Borough Planning Commission for the calendar year of 2021:

Motion: D. Davis

Seconded: B. Swartley

Approved: 6-0

The minutes of the November 17, 2020 Planning Commission meeting were distributed and reviewed.

Motion to approve the minutes of the November 17, 2020 meeting, with a minor wording correction:

Motion: J. Washeleski

Seconded: M. Schaffer

Approved: 6-0

W. Seventh Avenue Tract – Land Development

Engineer Susan Rice, representing proposed 22 single family home land development, updated the Commission on the overall status of the project. They have sent revisions to the Conservation District and are awaiting response. They are also working on revisions for PennDOT, this along with the final approval from LPVRS will require assistance from Borough Staff.

Discussion regarding Preliminary/Final Plan Review by Barry Isett & Associates and requested waivers.

Waivers as listed in the review were discussed with the following highlighted points. Most waivers had been addressed in previous meetings and suggestions implemented. S. Kurcik questioned the waiver related to 295-8.B(5)(e). Waiver was in relation to a cul-de-sac not measuring more than 500 feet in length. Borough Engineer D. Brown and the project engineer S. Rice differ in their interpretation on how this is measured, primarily due to the difference in cul-de-sac vs a loop. Both approaches and the measurements would require the waiver. D. Brown said that he wasn't challenging the waiver as the proposed development of 20 or less properties would not increase traffic.

M. Schaffer inquired about a second access point. It was noted that 20 units only require one. However, to help manage, a boulevard entrance is proposed. M. Schaeffer also pointed out the challenges in relation to a bus stop for school aged children.

S. Kurcik challenged the requested waiver relating to 295-12.H lot 17, better identified as a proposed rear lot or flag lot. The Commission in general was in agreement in how the handling of this part of the plan was implemented.

M. Dolny asked for clarification regarding the lighting plan. It was noted that the proposed light posts located on each property would be the at the expense of the homeowner for electricity with a photo cell to turn on and off. Repairs and maintenance would be at the HOA's expense. M. Dolny also asked that a pet waste station be placed along the proposed path to Rambo Park that would be the responsibility of the HOA.

A motion was made for recommendation of approval of all waivers except waiver 295-12.H to be conveyed to the Trappe Borough Council.

Motion by: S. Kurcik

Seconded: T. Pammer

Approved: 6-0

D. Brown presented other matters of discussion. Section C-4 of his review letter stated that sidewalks from house to street be provided, proposal is house to driveway. This is only an issue due to VC zoning, stating this requirement is more focused on business uses. This brought into question driveway size, and mail delivery. Mail delivery was noted to be decided by USPS, but most likely would be an individual kiosk. D. Brown stated that all we can require is a 10 x 20 for the driveway. S. Rice noted that each proposed unit would have a two-car garage with a double wide driveway at a minimum length of 20 feet. Noting that parking is always a problem, B. Swartley asked that although these meet zoning maybe they would be cooperative and willing to work with us. He would prefer to see the driveways set back a little further. At least 25 feet to accommodate parking without obstruction of the sidewalk for all vehicles. S. Kurcik stated he saw no need to have sidewalk from the house to the street with a double wide driveway.

D. Brown referenced G8 and the manner of which measurements were taken on certain lots for minimum lot width. His interpretation was that zoning did not allow this method. S. Rice stated this was not noted during previous reviews and the manner was allowed by T. Twardowski, former Zoning Officer for the Borough. The property layout was also part of approved stipulations in the re-zoning. M. Dolny stated he would look for clarification.

B. Swartley wanted it noted that once construction would start that traffic control measures would need to be addressed. M. Dolny stated these conditions would be outlined as part of the building permits.

A motion was made for recommendation of Preliminary/Final Plan approval for the W. 7th Avenue Tract Subdivision and Land Development, except waiver 295-12.H to be conveyed to the Trappe Borough Council.

Motion by: S. Kurcik

Seconded: T. Pammer

Approved: 5-1

B. Swartley voting in the negative over concerns regarding the length of driveways and parking.

Public Forum:

None

The meeting adjourned at 8:14PM.

Respectfully submitted,

Marcus V. Dolny, Secretary