

Minutes of the Meeting of
Borough of Trappe Planning Commission
Virtual Meeting
November 17, 2020

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:

John Salkowski – 421 W. Main Street

Susan Rice – W. Seventh Avenue Tract Land Development

Darin Hilbert, Peter Wilders – 200 W. Seventh Avenue (Viant)

Cathy Johnson – Trappe Borough Council

The minutes of the September 22, 2020 Planning Commission meeting were distributed and reviewed.

Motion to approve the minutes of the September 22, 2020, meeting, with minor wording correction:

Motion: M. Schaffer

Seconded: B. Swartley

Approved: 6-0

421 W. Main Street – Conditional Use Application

J. Salkowski outlined parameters of his intent for the property currently used as residential, to be that of a mixed use. Intentions are for an apartment on the second floor, and a real estate office on the first floor. Currently holds agreement of sale, with closing pending settlement non-contingent on approval. Plans on refurbishing outside of the building with no changes to footprint of the building. Only minor changes to the interior, with proper permitting where needed.

Discussion regarding foot traffic and parking ensued. Only two employees would be present daily, with other employees visiting once a week for minimal lengths of time. Parking would accommodate estimated 12 spaces, which would exceed needed amount. The current driveway, would meet the needs of the proposed use but it should be noted that any further expansion or added use would than require possible widening, has future intentions to address driveway with possible expanded uses which will be handled separately. Closings can happen in the office, but majority are now virtual. With minimal full staff meetings throughout the year.

Future uses or intentions of the property where not specifically outlined, but J. Salkowski noted if it wasn't retained in current use he would re-approach the Borough regarding possible uses.

Signage is not a priority, would be minor and adhere to Borough parameters. In regards to Fire Chief's comments, was not intending to place anything beyond smoke detection and CO2 detection units, but would adhere to whatever the Borough required. If a Knox box is required will install. Address issues will be addressed.

Motion to recommend preliminary approval for the 421 W. Main Street Conditional Use Application as presented and to move for consideration by Trappe Borough Council:

Motion: M. Schaffer

Seconded: D. Davis

Approved: 6-0

W. Seventh Avenue Tract – Land Development

Susan Rise engineer representing proposed 22 single family home land development. Discussion regarding Preliminary/Final Plan Review by Barry Isett & Associates and requested waivers. Consideration of plan as preliminary/final should be done with the understanding that no action be taken on granting final approval until first round of comments regarding NPDES from DEP and comments from the county.

Waivers as listed in the review were discussed with the following highlighted points. One waiver regarding the 12' width for the access ramp to storm water basin was questioned regarding the reasoning. The basin design currently meets DEP and Borough requirements, providing the required access ramp would take away from the total area and volume in the basin. In order for the basin to be successful there needs to be enough surface area. Also, being an infiltration basin you don't want vehicles in the Basin, the location next to the roadway would allow access from the street. D. Brown seeing no issue with the request noted that if the intentions are to keep motorized vehicles out of the Basin, those restrictions should be listed on the plan and the location of the access gate thought out. MS4 requirements are not aided by this development's basin but this is the type you are looking for. HOA will be in charge of maintenance of the Basin, and it is also note that further storm water management will be provided with an underground trench under the center island.

In regards to dedication to the Borough the development's roadway, lighting, and use of Belgium Block in place of Concrete curbing was discussed. Lighting will be needed and a plan showing such provided. Sidewalk will be on the outer loop of the development only. Parking matters, restriction to one side of the street and a possible emergency access point consideration. Adjacent nonresidential buildings should be noted on the plan as to the nature of use. Two fire hydrants proposed, a drawing will be provided to so placement for review, along with possible names. Debate regarding radius in internal loop, noted that Fire Marshall has seen the plan and no objection.

The other matter discussed was a Dog walk area, 8' or 6' trail, location and need for square area behind lot six. Possibility of removing 15'x15' area and connecting to Rambo Park in exchange. Mounding as a buffer was discouraged, but a barrier using appropriate evergreens would be acceptable.

Matter was tabled to December Meeting, per receipts of information regarding Fire Hydrants, Street Lighting, and receipt of formal waiver letter with responses from county and DEP.

200 W. Seventh Avenue/Viant – Land Development

Existing facility that seeks approval two small expansions for new equipment that is essential to business operations. Have received technical review letter from Barry Isett with no exceptions to the comments. Will update where needed. New buildings strictly house equipment, no employees. Intentions to maximize efficiency. New construction to be built on existing grass area. MCPC had no substantive comments, noted to review parking needs.

Motion to recommend approval of Viant’s Building Expansion and to move for consideration by Trappe Borough Council:

Motion: J. Washeleski

Seconded: M. Schaffer

Approved: 6-0

Public Forum:

From D. Davis, RE: Central Perkiomen Valley Regional Planning Commission, regional contract under negotiation for services providing by Montgomery County, contribution reduced from \$3,000 to \$2,500 due to this year’s financial impacts.

Regional Trail Map Update and Brochure completed and updated different projects and grant opportunities, specifically Collegeville Boat Ramp.

The meeting adjourned at 9:23 p.m.

Respectfully submitted,

Marcus V. Dolny, Secretary