

Minutes of the Meeting of  
Borough of Trappe Planning Commission  
Trappe Borough Hall  
November 23, 2021

Call to Order – J. Washeleski called the meeting to order at 7:04 PM and led the Pledge of Allegiance.

Members Present: D. Davis, T. Pammer, J. Washeleski, and M. Schaffer

Members Absent: S. Kurcik and B. Swartley

Also, present: M. Dolny and D. Brown, Barry Isett & Associates.

Public Present:

Dr. Azad Iskender and Nick Feola, Bursich Associates, Inc. for 803 W. Main Street.

Michelle Whitman

Valarie Beckius

Geraldine Petr

The minutes of the October 19, 2021 Planning Commission meeting were distributed and reviewed.

**Motion to approve the minutes of the October 19, 2021 meeting:**

**Motion: D. Davis**

**Seconded: M. Schaffer**

**Approved: 4-0**

**504 W. Main St.:**

M. Dolny presented on behalf of the applicant. This is a simple change of use from an existing salon with a residential rental unit to a title company with a residential rental unit. There has been no violations for the property and it is in good standing. The current request will meet all requirements and lessen the impact on the traffic. Only modification is the removal of a shampoo bowl.

**Motion to recommend approval to Borough Council:**

**Motion: M. Schaffer**

**Seconded: T. Pammer**

**Approved: 4-0**

**803 W. Main Street: Confident Smile:**

M. Dolny reported that the county has approved the land exchange and the transfer of covenants relating to Borough property. Discussion regarding the applicant's latest submission of plans, waivers, and D. Brown's review letter dated 11/17/21 as highlighted: Sidewalk and its design, elevation of the driveway, curb reveal, proposed and existing features, and an additional waiver relating to trees and a fee in lieu of planting. IN regards to the side walk M. Dolny announced that the Borough had received funding for the second phase of their sidewalk project and the request would match this design. D. Brown also noted that the 6" curbing is along the private drive of the applicant not the road, and saw no issue with this. M. Schaffer

asked about the difference between 5% slope and 7% slope along the drive as requested. D. Brown stated that by the naked eye one would not notice. This is also beyond the right of way and not uncommon. This is designed to help facilitate the underground stormwater basin on the plan. D. Davis asked if this would cause any issues with water flow and velocity. D. Brown did not see it as a significant contributor to a difference. Clarification was given on the dimensions of the retaining walls and purpose of the underground stormwater basin. The applicant is prepared to satisfy all other comments in D. Brown's letter. D. Brown stated that the commission could address waiver and grant preliminary/final approval pending a condition that all comments and permitting is satisfied before going to council.

The Commission addressed the following waivers:

A waiver to allow proposed sidewalks to along Main Street to be directly adjacent to the curb, instead of providing a grass strip.

**Motion to recommend approval to Borough Council:**

**Motion: D. Davis                      Seconded: M. Schaffer                      Approved: 4-0**

A waiver to allow 6" curb reveals within the site.

**Motion to recommend approval to Borough Council:**

**Motion: M. Schaffer                      Seconded: T. Pammer                      Approved: 4-0**

A waiver from the requirement of a maximum driveway slope of 5%, as a section of the drive would be 7%.

**Motion to recommend approval to Borough Council:**

**Motion: D. Davis                      Seconded: M. Schaffer                      Approved: 4-0**

A waiver to permit an aerial plan in lieu of existing features within 400 feet to be surveyed.

**Motion to recommend to the Borough Council consideration of approval subject to showing off site improvements if any:**

**Motion: M. Schaffer                      Seconded: D. Davis                      Approved: 4-0**

A waiver to the required to the number of trees to be planted, that a fee in lieu be provided that at said time of the development of Main Street Park the trees would be planted on the surrounding site.

**Motion to recommend approval to Borough Council:**

**Motion: T. Pammer                      Seconded: D. Davis                      Approved: 4-0**

**Motion to recommend to the Borough Council consideration for preliminary / final approval of the presented plans subject to all engineering comments and permitting is satisfied before going to council:**

**Motion: D. Davis                      Seconded: M. Schaffer                      Approved: 4-0**

## **Comprehensive Zoning Review**

M. Dolny reviewed the efforts, progress and reasoning for the review with the planning commission. The yearlong process has yielded the revised draft ordinance that is being considered for adoption. After outlining the changes and revisions, a copy of the presentation will be kept on file, the planning commission was given the opportunity to comment.

D. Davis did ask if there were further requirements regarding the enclosures of dumpsters, and waste receptacles for commercial properties in in and or next to residential districts.

It was also noted that the ordinance is substantially more black and white in terms of definitions and regulations. The addition of tables and charts is a significant benefit to the comprehension of the ordinance.

The planning Commission offered no further additional comment and was in favor of ordinance moving forward.

M. Dolny stated that a public presentation will be given to the community on December 2, 2021 at 7:30 PM at the Community Music School.

### **Public Forum:**

M. Whitman asked about the property next to hers as it is currently slated to be rezoned from R1 to R2. M. Dolny said this was at the recommendation of the committee for continuity. The majority of the parcel is in a flood plain. M. Dolny added that development is still not permitted in a Flood Plain.

Next Planning Commission meeting will be December 21, 2021 at 7:00PM

**The meeting adjourned at 8:47 PM.**

Respectfully submitted,

Marcus V. Dolny, Secretary