





From the Thursday meeting the following items were in question:

- 158 W. Seventh Avenue requested zoning be changed to R2, not LI. No objection from Borough Council
- To remove the proposed zoning change for 40 E. First Avenue. Although property is non-conforming council believes that VC would not fit the intention of the neighborhood. The decision was for the property to be removed from proposed changes and remain R2.
- 27 Cherry Avenue requested zoning be changed to VC, not R2. No objection from Borough Council.
- 2 & 3 Center Ave. requested zoning be changed to VC, not R2, to match the rest of the properties on the block. No objection from Borough Council.
- The Hedin Property on Linfield Trappe Rd., currently split zoned but a larger parcel of land, was proposed to be changed to R1. However, after discussions it was decided to leave as a split zoned property but add dimensional guide to split zoning.
- Extensive discussion on trailer size and RV size. Visitor, B. Long, noted to council that most RVs are now at a minimum of 45 feet. M. Dolny verified that 45 feet is the American RV Standard. M. Dolny also stated that due to the age of our current ordinance, which allows a maximum of 32 feet, it is possible the standard has become outdated. Also noted that Trailers and RVs should be the same standard. P. Webster believes relaxed regulations would attract those who own RVs and doesn't believe that is a positive for resale value of homes or the aesthetic look of the neighborhood. S. Strauss and M. Perlin also questioned standards regarding the placement of an RV and felt under no circumstance should a trailer or RV be allowed in a front yard. C. Johnson felt there needs to be some relief due to possible topographical or property designs that would prevent parking in the side or rear yard. It was noted that a homeowner could still seek a variance through the Zoning Hearing Board. In conclusion the board unanimously decided that no trailer, RV, or entity of said nature be permitted to be parked and/or stored in the front yard of a property. Also, it was decided that the standard for size shall be for Trailers and RVs not to exceed 375 sqft. P. Webster was not in favor of this provision.
- In regards to alternative energies council added the following restrictions to wind turbines after clarifications to setbacks and permitted height. Placement cannot be the front yard of a property and measurement of the tower shall include the highest possible point of a fan blade. Per C. Johnson's recommendation regarding solar, only roof mounted flush panels shall be permitted as accessory uses in residential applications, and all solar provisions shall be not permitted within the Village Commercial District in order to adhere to the intended nature of the district. After discussion there was no objection to include the following revisions suggested by C. Johnson to council.
- The council was in favor of permitting alternative energy uses in the new Agricultural District.
- Discussion regarding possible rezoning for Colonel's Place from VC to R2 was removed from consideration after it was realized that all properties would be than non-conforming.
- M. Dolny gave an overview on the changes to the sign provisions in the ordinance at the request of S. Strauss. Stating that the standards, definitions, and rules closely mirror that of the county's now.

**Motion to advertise the Borough's Comprehensive Zoning Ordinance as presented with the above-mentioned changes for possible adoption at the February Meeting:**

**Moved: P. Webster**

**Seconded: M. Perlin**

**Approved: 5/0**

**Motion to approve the 2022 Meeting Dates as presented:**

**Moved: M. Perlin**

**Seconded: P. Webster**

**Approved: 5/0**

M. Dolny stated that the two open Sub-division and land development plans, FUGO Tract and 803 W. Main, are currently in a revision state and will be coming back before council at a future time.

M. Dolny was happy to report that he and P. Webster participated in the Limerick Drill and it was a success with no noted deficiencies.

Borough Hall ADA Ramp will be taken down this week in order for the new ADA ramp to be built.

M. Dolny was happy to report that the Borough had received funding for Phase II of the Main Street Project through DCED Multimodal in the amount of \$423,833.00. He thanked Representative Ciresi and Senator Mensch for their assistance in receiving these funds.

M. Dolny also noted that the Borough is aware of non-permitted and non-approved work taking place on Bronson Circle. A stop work order has been issued and the office is working to rectify the situation.

The permit report for November was provided.

**Borough Solicitor:**

**Motion to adopt Ordinance #467 which would add vaping & smoking to prohibited activities in the Borough Park properties:**

**Moved: P. Webster**

**Seconded: T. Lauterio**

**Approved: 5/0**

**Motion to approve the proposed Conditional Use for 504 W. Main St.:**

**Moved: S. Strauss**

**Seconded: P. Webster**

**Approved: 5/0**

**Motion to approve staff reports:**

**Moved: M. Perlin**

**Seconded: P. Webster**

**Approved: 5/0**

**COMMITTEE REPORTS**

**Traffic and Safety:**

Reports for November were received from Trappe Fire Company and PA State Police.

The next steering and executive meeting will be December 8, 2021.

Santa will be visiting Trappe Borough on December 18, 2021 with the assistance of our fire fighters and volunteers.

**Administrative Services: No Report**

**Business Committee:** No Report

**Finance Committee:**

The notice that the 2022 budget was available for review was advertised in the Pottstown Mercury on November 19, 2021.

**Motion to adopt the 2022 budget:**

**Moved:** M. Perlin

**Seconded:** P. Webster

**Approved:** 5/0

**Information, Communication, & Technology:** No Report

**Ordinance Committee:** No Report

**Parks, Recreation, & Open Space:** No Report

**Planning and Zoning:** No Report

**Public Works & CTMA:**

Minutes and financial reports from the October 26 meetings were provided.

CTMA Budget has been advertised, current debate over if water rates need to be increased.

**Regional Planning:**

D. Davis presented the 803 W. Main St. Project.

**New Business:**

President Johnson, on behalf of council and the community extended a gracious thank you to Pat Webster and Tom Lauterio for their time served representing the Borough of Trappe.

**EXECUTIVE SESSION:**

**Entered into Executive Session to discuss possible litigation at 9:23PM.**

**Reconvened the General Session at 9:56PM.**

**Next Meeting: December 30, 2021 at 7:00PM – 2021 Closeout Meeting**

**Council adjourned the meeting at 9:58 PM**

**Respectfully submitted,**

**Marcus V. Dolny**