

Minutes of the Meeting of
Borough of Trappe Planning Commission
Virtual Meeting
September 22, 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 and Alternate M. Schaffer

Members Absent: J. Washeleski,

Also, present: T. Twardowski, Secretary, Doug Brown, P.E.

Public Present:

Dave Rentschler, PE, Matthew Pusey and BJ Winters representing the project 71 W. Third Avenue

Kim Kryder and Dr. Azad Iskender to discuss a sketch for 803 W. Main Street
Fred Schuetz

The minutes of the August 18, 2020 Planning Commission meeting were distributed and reviewed.

Motion to approve the minutes of the August 18, 2020, meeting:

Motion: D. Davis

Seconded: M. Schaffer

Approved: 3-0

Members T. Pammer and B. Swartley joined the meeting.

71 W. Third Ave

D. Rentschler, P.E. outlined that the applicant's proposal to remove 4 existing structures and subdivide the approximate 3 acre parcel into 7 single family homes. The applicant has recently resubmitted plans addressing the comments of the Isett review letter dated August 12, 2020. While the new plans have not yet been reviewed, Mr. Rentschler informed the members that the applicant has complied with all of the comments except for one. Section 295-34. C(1) requires existing and proposes features within 400 ft. of any part of the land being subdivided to be shown on the plans. The applicant is requesting a waiver from this requirement. T. Twardowski asked about the shared driveways and whether they were revised to 24 feet. D. Rentschler replied that he does not believe that a waiver is required as neither driveway is for a multifamily home. D. Brown from BIA replied that he would disagree as the access is not for a single family home. However, D. Brown also said that 18 feet should be sufficient to have a car ~~going in pass~~ **go past** a car going out so he thought a waiver, contingent upon the Fire Marshal's review and approval, would be appropriate. There was discussion regarding trash and recycling as members of the Planning Commission stated that it may be problematic with 4 trash/recycling containers having to be placed out in the drive area to also get the vehicles in and out. They suggested if there was any way to create a small paved area for the trash cans it would be of benefit, and S. Kurcik suggested that he would imagine that some of these items

may come up as Council concerns as well, so if there is a way to address it, it may alleviate those concerns.

Motion to recommend preliminary approval for the 71 W. Third Avenue subdivision contingent upon compliance with the Barry Isett Review Letter dated 8/12/2020 along with all additional required outside agency approvals, and to grant the following waivers: Section 295-34 C(1) requiring existing and proposed features within 400 feet to be shown on the plans and Section 295-10 D (5) requiring a 24 foot driveway contingent upon the approval of the Fire Marshal/Chief:

Motion: B. Swartley

Seconded: T. Pammer

Approved: 5-0

Conditional Use Application – 595 W. Main Street

Catagnus Funeral Home has the property under agreement and has applied for a Conditional Use Permit to use the property as a Funeral Home. The use is allowed as a Class 2 use under the Village Commercial Zoning District. The applicant is proposing no new development of the lot, and the only likely renovation will be removal of the drive through. The Borough has asked that BIA review the parking requirements, but the only concern that T. Twardowski would have is possibly parking and/or traffic. The applicant does have staff that assists with traffic control. This location will be a funeral home only, there will not be a crematory.

Motion to recommend approval of the Class 2 Use of a Funeral home for the property located at 595 W. Main Street:

Motion: M. Schaffer

Seconded: B. Swartley

Approved: 5-0

Sketch Plan – 803 W. Main Street

K. Kryder PE discussed a sketch plan that he had prepared for his client, Dr. Iskender, who was also present. Dr. Iskender recently purchased 803 W. Main and was looking to use the property for his dental office. However, after having his architect look at the building, it going to be extremely difficult to reconfigure the building to his needs. When K. Kryder began looking at developing the lot, which is narrow, but long, it became apparent that the parking lot would be best in the front of the lot as the lot width was not great enough to construct the building and install a driveway past the building to the rear of the lot. The current existing building, which the applicant would like to remove, is over the location where the parking lot would be best situation. However, the Village Commercial Conditional Use requirements state the existing building cannot be removed to build parking areas. Before he went too deep into the engineering of the land development plan he wanted to get feedback from Trappe Borough. T. Twardowski advised that even if the concept of having the parking in the front of the lot was supported by the Borough, she believed that a variance would necessary to be granted to allow the parking where the original house was. Another potential option that his client would be open to discussion about is a land swap, as the tract is surrounded by Trappe Borough's Main Street Park. There may be potential to exchange part of the lot at 803 W. Main with some of the park property which would allow the applicant to comply with having the parking in the rear of the lot. T. Twardowski replied that she is not sure if Council would be interested in a land swap or if it would be allowed under the grant agreement for that parcel, but it may be

worth exploring; especially if there was a possibility of some type of shared parking arrangement that may provide parking for the Main Street Park. The Planning Commission suggested that this topic should be discussed with Borough Council. However, based on the constraints of the lot, members of the Planning Commission would likely not be opposed to having the parking in the front of this parcel.

Conditional Use Application – 115 W. Main Street

T. Twardowski gave an overview of the application of A. Whitfield who proposes to use a 380 SF suite of the building for a personal service, waxing. She would be the only employee and would be there for approximately 40 hours a week. The building’s original Conditional Use approval was for medical and professional offices. The building has sufficient parking for the personal service use proposed and this specific use is likely to have a neutral impact on the current uses.

Motion to recommend approval of A. Whitfield’s conditional use application for 115 W. Main Street Suite D:

Motion: D. Davis

Seconded: B. Swartley

Approved: 5-0

At the September meeting, Borough Council approved submitting a grant application for DCED Multimodal funding in the amount of \$1,417,653 to do Pedestrian Improvements on Main Street. The improvements include replacing unsafe areas of curb and sidewalk, installing new curb and sidewalk from Cherry Avenue to the Borough Line in order to complete the Main Street sidewalk network, and to install decorative, signalized intersections at First Avenue and Borough Hall to connect pedestrians the parks. T. Twardowski requested that the Planning Commission consider endorsing the application with a letter of support.

Motion to send a letter of support for the Main Street Pedestrian Improvement Project.

Motion: M. Schaffer

Seconded: T. Pammer

Approved: 5-0

The meeting adjourned at 8:45 p.m.

D. Davis gave an update on the last CPVRPC meeting held on September 21, 2020. The interactive trail map was reviewed. Users of the map will be able to drop a virtual pin of their location in the app and will be provided information about amenities and points of interest near where they are. The W. Seventh Avenue zoning change request was also discussed, and while a plan for single family homes is generally consistent with the Regional and County plans, it was suggested that R2 or R3 may be more suitable than VC.

With no further questions or comments from members or the public the meeting adjourned.

Respectfully submitted,
Tamara D. Twardowski, Previous Secretary

Verified by,

Marcus V. Dolny, Secretary