

Minutes of the Meeting of  
Borough of Trappe Planning Commission  
Trappe Borough Hall  
August 16, 2022

Call to Order – J. Washeleski called the meeting to order at 7:02 PM and led the Pledge of Allegiance.

Members Present: R. Rahmer, T. Pammer, J. Washeleski, E. Wismer, and M. Schaffer

Members Absent: R. Lehman

Also, present: M. Dolny and P. Schmoll, Barry Isett & Associates.

Public Present:

Applicants for 24 E. 1<sup>st</sup> Avenue and 357 W. Main St. – Sign-in Sheet included for the record.

The minutes of the July 19, 2022 Planning Commission meeting were distributed and reviewed.

**Motion to approve the minutes of the July 19, 2022 meeting:**

**Motion: M. Schaffer**

**Seconded: T. Pammer**

**Approved: 5-0**

**357 W. Main Street – Conditional Use Request:**

Caprock Partners LLC requested a change of use in the Village Commercial District. Representative of the Applicant, Erik Carrozza, stated that the building was previously used as a print shop, but despite extensive efforts has not been able to rent the space as a commercial use. Applicant is looking for approval of a single unit apartment.

M. Dolny stated that per his review the applicant has met all the needed requirements as outlined in the Borough's Zoning Ordinance. No exterior renovation is planned per the applicant and the applicant understands that permits will be required for any interior renovations as outlined by codes. R. Rahmer asked for assurance that proper fire prevention will be installed. M. Dolny stated that it is reviewed during the Use & Occupancy inspection.

**Motion to recommend approval to the Borough Council granting a conditional use of residential apartment for 357 W. Main Street rear building:**

**Motion: R. Rahmer**

**Seconded: M. Schaffer**

**Approved: 5-0**

**24 E. 1<sup>st</sup> Avenue – Land Development Parking Lot:**

G. Newell, speaking on behalf of the applicant, is looking to construct a 6,500 +/- SF Parking lot and related stormwater improvements on a neighboring property to help serve as a commercial neighboring lot. Applicant intends to convert the residential use of the property into a private office for the neighboring business. They are addressing the parking first as they

feel it's a pressing issue due to the lack of public parking and overall safety of clients and staff. Plans were provided and a review was performed by Barry Isett dated August 11, 2022. Applicant is willing to comply all comments in the letter. The applicant is asking for the following waivers:

Section 295 – 10 .B sections 1.C and 2.B requiring nothing be placed within easement areas. They have discussed this with CTMA and will be getting a letter stating their willingness to allow, understanding that ultimately access to the area will be permitted if needed or in the event of excavation that CTMA is not responsible for restoration or repair to the access point. It was noted that the commission recommended televising the line prior to any construction.

Section 295 – 34 showing existing features within 400 feet of the site shown. Due to the small nature of the project applicant is asking to simply provide an aerial photo of the area.

Section 295 – 36 H6 requiring review from Montgomery County Planning Commission as this is just land development of an accessory use allowed in the zoning district on a single lot.

Section 295 15.G(4) requiring storm drains to have a minimum slope of 0.5%. Outlet pipe from the rain garden will need to be 0.4% in order to connect to the existing inlet and maintain a minimum of one foot of cover at the outlet structure.

There was also discussion regarding lighting as they are willing to meet the requirements, but are hopeful that a discussion could be had to allow installation of more residential friendly lighting.

Members of the audience spoke out in favor of the plan stating the need for off street parking, that the less parking on First Avenue the better for the safety of the community. The applicant stated they have exhausted all other options for parking.

**Public Forum:**

Parking and Traffic was discussed on First Avenue. M. Dolny stated it is a matter that Borough Council will be reviewing.

**Consideration of Waivers for Recommendation to Council:**

Section 295 – 10 .B sections 1.C and 2.B requiring nothing be placed within easement areas.

**Motion to recommend to the Borough Council consideration of approval, with documentation of approval from CTMA:**

**Motion: T. Pammer**

**Seconded: R. Rahmer**

**Approved: 5-0**

Section 295 – 34 showing existing features within 400 feet of the site shown.

**Motion to recommend to the Borough Council consideration of approval:**

**Motion: M. Schaffer**

**Seconded: E. Wismer**

**Approved: 5-0**

Section 295 – 36 H6 requiring review from Montgomery County Planning Commission.

**Motion to recommend to the Borough Council consideration of approval:**

**Motion: E. Wismer**

**Seconded: M. Schaffer**

**Approved: 5-0**

Section 295 15.G(4) requiring storm drains to have a minimum slope of 0.5%.

**Motion to recommend to the Borough Council consideration of approval:**

**Motion: E. Wismer**

**Seconded: R. Rahmer**

**Approved: 5-0**

**Motion to recommend to the Borough Council consideration of approval of 24 1<sup>st</sup> Ave. Land Development Plan contingent of a letter from CTMA and completed revised plans addressing all items in the review letter:**

**Motion: R. Rahmer**

**Seconded: M. Schaffer**

**Approved: 5-0**

Next Planning Commission meeting will be rescheduled to September 20, 2022 at 7:00PM

**The meeting adjourned at 7:58 PM.**

Respectfully submitted,

Marcus V. Dolny, Secretary