

Minutes of the Meeting of
Borough of Trappe Planning Commission
Trappe Borough Hall
February 21, 2023

Call to Order – M. Dolny called the meeting to order at 7:01 PM and led the Pledge of Allegiance.

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

Members Absent: T. Pammer

Also, present: M. Dolny and B. Korp, Barry Isett & Associates.

Public Present:

Julie Bechtel, Borough Council

And visitors as noted on the sign in sheet.

M. Dolny opened nominations for Chairman.

M. Schaffer nominated J. Washeleski, with no other nominations.

Motion to approve:

Motion: M. Schaffer

Seconded: R. Rahmer

Approved: 4-0

M. Dolny turned the meeting over to J. Washeleski.

The minutes of the October 18, 2022 Planning Commission meeting were distributed and reviewed.

Motion to approve the minutes of the October 18, 2022 meeting:

Motion: R. Rahmer

Seconded: E. Wismer

Approved: 4-0

Proposed Subdivision and Land Development Ordinance Revisions

B. Korp presented the outline of changes proposed to the Borough of Trappe's Subdivision and Land Ordinance. The majority of the changes focusing on design standards, two of the largest areas focusing on parking requirements and stormwater management in relation to the flood plain.

Questions were raised regarding clarification of a developable acre within a floodplain and cartway width.

R. Gamble asked about reasoning and justification for adding extra width to the cartway. M. Dolny stated that this was to address the need for ample spacing to allow travel without restriction and access for emergency vehicles. Noted that this would be the set standard but

would give a developer the opportunity to ask for waivers pending the reasoning and circumstance.

R. Gamble also asked for clarification to a developable acre within the Floodplain, particularly in reference to the Bronson Circle Project. M. Dolny stated that this provision would remove land within a floodplain from the calculations in the minimum lot area required. Further clarification was asked for in relation to Bronson Circle, but D. Onorato stated that he would not ~~advise~~ advise the Planning Commission or Council to offer an opinion on these matters without a plan to review and direct questions in relation to the plan. M. Dolny also stated that this ordinance is in governance of the whole Borough not particular to just one project, noted again waiver requests can be made during the process.

M. Witman asked if the new calculations regarding Net Developable Acre would be applied to the FUGO Subdivision. M. Dolny stated that submissions prior to the proposed enactment of this ordinance would be reviewed and handled by the current existing Subdivision and Land Development Ordinance.

J. Bechtel reviewed the new procedure for tree replacement. M. Dolny stated that it was important to make a calculation that makes sense, and if a fee in lieu of is requested that there be a uniform calculation present moving forward.

E. Wismer also asked what the reasoning for a longer driveway requirement, M. Dolny stated that it was to provide for more opportunities for off street parking.

At this point the proposed Subdivision and Land Development Ordinance will move onto the county for review. Planning Commission will wait to take action after they see that letter.

Public Forum:

None

Next Planning Commission meeting will be scheduled for March 14, 2023 at 7:00PM

The meeting adjourned at 8:02 PM.

Respectfully submitted,

Marcus V. Dolny, Secretary