

TOWN MEETING MINUTES

April 6, 2005

7:30 p.m.

Trappe Town Hall

The regular Town Meeting was opened by President Cheryl Lewis and called to order at 7:30 p.m. Commissioners Edgar Harrison, Norm Fegel and Walter Chase were present. Everyone stood and recited the Pledge of Allegiance. The March minutes were read and accepted as presented. The March financial statement was accepted as presented.

EXECUTIVE SESSION: March 6, 2005

There was an Executive Session on March 6, 2005 at 9:15 p.m. Council members present were: Cheryl Lewis, Edgar Harrison, Walter Chase and Norm Fegel. The meeting was to discuss an appointment to the Election Board due to a death.

EXECUTIVE SESSION: March 9, 2005

There was an Executive Session on March 9, 2005 at 9:55 p.m. Council members present were: Cheryl Lewis, Edgar Harrison, Danny Adams and Norm Fegel. Brynja Booth and Dave Thompson, Town attorneys were present for legal consultation on an employee matter.

OLD BUSINESS:

AMENDMENT TO SIGN ORDINANCE – 1-2005

President Lewis read Ordinance 1-2005 Amending Sign Ordinance:

AN ORDINANCE OF THE TOWN OF TRAPPE AMENDING SECTION 8.02 OF THE TRAPPE ZONING ORDINANCE TO INCREASE THE SIZE OF PROFESSIONAL SIGNS FROM FOUR SQUARE FEET TO SIX SQUARE FEET.

Signs for professional offices. – One permanent sign, not exceeding six square feet in area and displayed on the premises, shall be permitted for professional offices, as defined

President Lewis said we have just had a public hearing on the amendment and the question asked was why we were changing to 6 sq. ft. for professional signs. Mr. Hall explained that the sign size had been 4 sq. ft. for professional and 6 sq. ft. for home occupational and agriculture. It had been brought to the attention of the Council, why the professional signs were not 6 sq. ft. So we made it consistent and amended the professional signs to be 6 square ft. also.

Motion was made by Com. Harrison to adopt Ordinance 1-2005 - Amending Sign Ordinance. Motion was seconded by Com. Chase.

Vote:

Lewis – Y Harrison – Y Chase – Y Fegel – Y

COMMERCIAL DESIGN STANDARDS: ORDINANCE 2-2005

President Lewis said that we have just had a Public Hearing on Ordinance 2-2005, Commercial Design Standards; we have gone thru this line by line and page by page in the workshop. Discussing how and where the commercial design lines really apply, and how they affect the Village Overlay. President Lewis recommended a Special Meeting with the Planning Commission to discuss these issues.

Town meeting set for, Tuesday, April 19th at 7:00 p.m. Design Guidelines.
Please feel free to call Mr. Hall if you have any questions.

PRELIMINARY APPLICATION REVIEW FOR LYONS FARM:

Mr. Barry Griffith from Lane Engineering, representing Mr. Bob Karen, stated that he had come back to respond to questions and changes on the preliminary application that had been requested by the Town Council at the last meeting. There were approximately twenty items that we reviewed and made some additional revisions. We have brought narratives of the revisions for you to look at tonight.
Included in the minutes are copies of the questions and answers given by Mr. Griffith for the Council's review. Mr. Griffith stated that our wish is that you will look at what we have submitted and come to an agreement that it is ready for the Planning Commission to review process. We are anxious to move forward and work with them.
President Lewis, stated that the council appreciated the changes that they had made and asked Attorney Booth what the required steps were?
Attorney Booth stated that we need to make certain minimum Findings- of- fact at your level which is generally consistent with the PN District and Comprehensive Plan.
Attorney Booth stated that I could draft a Findings-of-Fact for the April 19th meeting, to be reviewed and you could adopt it that night. Mr. Hall could prepare the staff report; this would give everyone the chance to review it.
Mr. Harrison said that the Council was pleased with all of the changes that had been made and with the street scape on the side street, and complimented them.
It was agreed by the Council that this be brought back to the April 19th meeting.

PAUL MOORE PUBLIC WORKS AGREEMENT:

President Lewis said that we have a public works agreement from Mr. Moore. There were some items that Davis, Bowen & Friedel had recommended that be done.
Mr. Moore is uncomfortable with some of the requests and asked to discuss.
Mr. Moore stated that he felt in the report from DBF, the request was unreasonable. I object to the request of needing two grinder pumps for six lots. The agreement states that I have to maintain for 10 years and these grinder pumps cost approximately \$15,000.00 a

piece. I do feel that I need to buy a spare one now since the company I am purchasing from, guarantees that they repair within hours, and can install a new pump if necessary within hours. I feel this is an expensive request to just let the pump set on the shelf for 10 years. Mr. Moore also felt that a hoist for the town truck was also unreasonable since the truck is in very bad shape and might not last long enough to use. The company will maintain the pumps, why would I need to buy a hoist for the truck now.

President Lewis stated, I agree we should buy a truck first.

Mr. Moore explained that there is a small hoist that can be set right by the pump and is very inexpensive that can just hoist the pump out. President Lewis felt that we do need a spare pump, since we have spares for the pumping stations now. There is just no way around it, when pumping station goes down we need a spare.

President Lewis asked Mr. Moore to check into this and submit in writing that they will have a pump ready to drop in the hole if needed. Find out just what the warranty provides, or if you can rent one. I feel that the only solution is another pump, I am not comfortable running on one pump.

President Lewis said you will need to meet 3 criteria's.

1. Pump
2. Spare
3. Hoist

The Company is located on the Western Shore said Mr. Moore.

GREASE TRAP

President Lewis stated we are doing more research on the grease trap ordinance and if we are finished we will take it up at the next meeting.

STATE HIGHWAY STREET SIGNS:

President Lewis explained that the signs are used between three areas and we cannot use them for very long. The process was to keep them on for one week and turn off for the next to see if it made a change. We have received an analysis from the State Highway administration showing how the signs posted for speeds made a difference. She explained that the south end of town near Scott's Methodist Church showed, 1000 cars when the sign was off doing 23 miles per hour average. There were 15 cars at an average of 36 to 45 miles per hour. When signs turned back on it showed that most cars slowed down to 22 miles per hour, about ½ mile so it influenced 15 people who seemed to slow down. However on the north end there seems to be more traffic and higher rates of speed. There were 2000 car when turned off at the rate of speed was 32 miles per hour 70 cars going between 46 and 55 miles per hour. When turned on average speed dropped down to 27.8 almost 4 miles per hour 70 cars doing 55 went to 24 traveling at that rate of speed. So it does make a difference.

COM. CHASE

Mr. Chase said that I have two items for old business:

Com. Chase mentioned that we had a complaint at one of the last meetings about signs not being up on Murray's Lane. The reply was we have had a problem with the spelling but hope to have up next week.

Com. Chase also said that Mr. Thurman Bryan had complained about the streets on Hirst Avenue, have we done anything. President Lewis said that she had spoken with Mr. Diefenderfer to see if the asphalt plant was open. He will repair as soon as the plant is open. We will have Steve look at and see if he can do anything until the plant is opened. The snow and snow removal does cause pot holes, we are now working on checking out all of the streets hoping to make repair as soon as possible.

NEW BUSINESS:

STREET PARKING:

Attorney Booth said there are two things for the public's benefit that Frank, Don and I have worked on, they are issues related to on street parking within the town. The Council will recall that in the past, a couple of churches have complained about needing more parking. In the fall we adopted the Village Redevelopment area which is within the town Village Overlay Zone. One of the things permitted in the small commercial uses by special exception. Special Exception means that an applicant has to come in and ask permission of the Board of Appeals with the Planning Commission's consideration. All surrounding properties are notified to see if that use and structure is appropriate for that location.

In order to allow redevelopment there is only so much parking you can do to be appropriate. Mr. Hall said that he and Mr. English looked to see if there were any streets that could accommodate street parking. Safety was the first issue; Powell Avenue in front of Trappe United Methodist Church now has on street parking. Is it possible to get parking on main street, this would help slow down traffic. We look at it from an economic perspective, would there be adequate parking for potential businesses. We looked at all the streets that we felt we could use on street parking and came up with about 50 parking spaces. Mr. Hall stated that he would like to take cars out and really physically park the cars to see if the areas mentioned would work and have acceptable walking distance from the car to the destination. President Lewis felt we need to be opened minded and consider from the public view. I feel everyone has to be comfortable with this. My recommendation is that we study this and bring back on April 19th for review. President Lewis asked Mr. Hall to bring back a bigger picture and post at the town office for everyone to be able to look at. Crosswalks were also mentioned as being added.

Attorney Booth said in dealing with the Village Redevelopment Sub-Area, I have prepared an Ordinance just in the Village Redevelopment Sub-Area that will amend the

parking section to permit the Board of Appeals to reduce or modify the number of off street parking spaces required where the Board of Appeals makes a finding-of-fact that there is adequate on-street parking designated by the town council and/or shared parking. This will tie it together and make it consistent. The only time this will become effective is as a part of Special Exception application in village redevelopment sub area where the neighbors are all notified, they come in and have an opportunity to be heard and the Board of Appeals has to make specific findings that there is adequate on street parking or shared parking. The only change to the Ordinance is section three.

President Lewis: Notwithstanding the off-street parking requirements set forth above in the Village Redevelopment Sub-Area, the number of off-street parking spaces may be reduced or modified by the Board of Appeals where the Board of Appeals makes a finding of fact that there is adequate on-street parking, which has been designated the Town Council, and/or shared parking, to serve the use or structure that is subject to a special exception application.

President Lewis said what we are really trying to do is to try and exchange apartment parking of cars, on both sides of the streets to help with the parking for new restaurants and businesses. This identifies that there is adequate parking available. President Lewis asked how the Council felt about this Ordinance and Mr. Harrison stated that if we want any economic recovery downtown we need to look at this carefully since all the lots are very small.

Mr. Bud Reid said that before we go to an Ordinance we need to find out first if we can safely park in these areas, these are small streets to have on-street parking.

Attorney Booth stated that in the Village Redevelopment Sub-Area there exists on-street parking now. This Ordinance allows that where there is existing on-site parking, to provide some relief now and addresses shared parking.

Com. Harrison said that on the same subject, the Planning Commission was considering donating the piece of property where the old water tower is, in exchange for some additional municipal parking.

President Lewis said that we need to look at the alternatives and individual businesses for parking spaces. This is looking at a mechanism within the town of shared parking.

Com. Chase felt that we should definitely look at this.

This is an ordinance it will go to public hearing, and this will give us an opportunity for people to look at and see how they feel.

Motion was made by Com. Chase to introduce Ordinance 3-2005 Off-street Parking

Motion was seconded by Com. Harrison.

Vote:

Lewis – Y Harrison – Y Chase – Y Fegel – Y

Public Hearing on May 4th at 7:15 Amendment to Zoning Ordinance on Off-street Parking.

GRASS CUTTING BIDS:

- 1. Sedgwick & Sons Lawn Services\$ 500.00 week
- 2. Dodds Landscaping \$ 585.00 week
- 3. Bay View Landscape..... \$ 545.00 week
- 4. James Wilson..... \$ 430.00 week

Com. Harrison said that we will accept the low bid subject to review and completeness of bid. Mr. James Wilson was awarded the bid for \$430.00 a week. Sedgwick and sons came in second with the next lowest bid of \$500.00.

Com. Harrison made a motion to go to Executive Session. Motion was seconded by Com. Fegel.

Vote:

Lewis – Y Harrison – Y Chase – Y Fegel – Y

ANNOUNCEMENTS:

April 11th thru 15th Voters Registration Town Office
April 29th Special Trash Pickup
May 10th Town Election

The meeting was adjourned at 9:15 p.m.

Respectfully submitted:

Joedy Cecil, Clerk

Approved by:

Cheryl Lewis, President