

PLANNING COMMISSION MINUTES

January 18, 2006

7:30 p.m.

Trappe Town Hall

The regular Planning and Zoning Commission meeting was opened by Chairperson Edgar Harrison at 7:30 p.m. Planning Commission members present were Mr. Bobby Quidas, Jerry Adams Don Haring and Mr. Norm Fegel. Motion was made by Mr. Fegel to approve the minutes as amended. All were in favor.

PERMITS ISSUED:

T- 01-06 – Roland & Shirley Marshall - 3748 Marvel Drive – Shed

T- 02- 06 - Brenda Tighe – 29375 Maple Avenue – Renovation of Warehouse

PERMITS PENDING AND ZONING ISSUES:

None

OLD BUSINESS:

St. Paul's Episcopal Church

Mrs. Kirby, filling in for Mr. David Hazen, made a presentation to the Planning Commission regarding building plans for the demolition and replacement of the rectory for St. Paul's Episcopal Church. At the December 2005 meeting, the Planning Commission suggested architectural improvements to the new house especially on the north wall and they requested formal building plans. The Village Overlay Zone requires the Planning Commission to review the project for architectural compatibility with the surrounding neighborhood.

Mrs. Kirby stated the building plans are for a modular home from Baracah Homes of Delaware. She chose not to discuss the reasons the church is replacing the rectory rather than renovating it since Mr. Hazen discussed the reasons for the decision at the last meeting. She stated that the church shared the Planning Commission's concern about the north wall. The solution decided by the church was to flip the building plans so the more attractive wall was on the north side and they added windows to the upstairs. The south wall will face the driveway and church and will include a side door entrance.

Mr. Adams asked if the footprint was the same. Mrs. Kirby responded by noting the new house is actually a little smaller than the existing house because a back portion of the existing house was an addition. Mr. Harrison pointed out that the new plans are the same footprint as the plans presented by Mr. Hazen. Mrs. Kirby suggested adding an additional peak to the main roof to dress up the front elevation depending on the budget. The house will have shutters to keep with the appearance of other houses on Main Street

even though the plans did not show them. Mrs. Kirby added that the final color has not been chosen but they are leaning toward gray with burgundy shutters.

Mr. Harrison commented that the idea to flip the house to improve the appearance of the north wall was a good solution. Mr. Fegel requested that an octagonal or rectangular attic vent be added for both functional and decorative reasons. Mr. Hall, Town Planner, made the point, that in his opinion, the church did make a sincere attempt to answer all of the comments and suggestions made by the Planning Commission at the last meeting. Mr. Adams expressed concern that the south wall is still plain. Mrs. Kirby said they are planning to add a trellis to the wall that came from Mrs. Steven's house. The trellis was offered to the church by Mrs. Joedy Cecil, Town Clerk. Mr. Adams commented that the trellis with the addition of the ridge vent suggested by Mr. Fegel should be enough to dress up the south wall. Mr. Adams recognized that the site plan showed an outdated footprint now that the plans were flipped. Mr. English responded to Mr. Adams by stating that the building permit application shows the same building setbacks as the plans originally presented by Mr. Hazen. Mr. Harrison acknowledged that Mr. Adams was correct about the foot print shown on the plans, but since the setbacks were the same he did not feel the Commission should hold up approval.

Mr. Adams requested that the motion to approve the plans should include a requirement for the addition of a decorative roof vent and the trellis on the south wall. Mr. Haring motioned to approve the plans with the required addition of a roof vent and trellis on the south wall. Mr. Fegel seconded the motion. The motion passed unanimously.

NEW BUSINESS:

Discussion of Permitted Uses for 4014 Main Street – Zoned C-1

Mrs. Lynn Harris began the discussion by explaining that she is interested in the property at 4014 Main Street to house her business. Mrs. Harris explained that she is a licensed dietician and she does nutrition counseling and she is looking for a business location between Easton and Cambridge. In addition to diet counseling, Mrs. Harris also said she conducts cooking classes to teach clients how to prepare nutritious meals. The culinary portion of the business may require the addition of a commercial kitchen. Mrs. Harris also occasionally conducts classes with a guest chef. The classes may have up to ten clients, but the majority of her counseling is one on one. Following a meeting with Mr. Don English and Frank Hall, Mrs. Harris said she realized the issue with the property may be parking. At this point, Mrs. Harris presented a site plan to the Planning Commission prepared by C&R Professional Surveyors that showed room for eight (8) parking spaces at the dimensions required by the zoning ordinance.

Mr. Hall explained that he and Mr. English were requesting a determination from the Planning Commission as to which use Mrs. Harris's dietician business would fall under in the C-1 zone since it is not specifically listed in the zoning ordinance. Mr. Hall suggested that since she is a licensed dietician that Mrs. Harris's business may fall under the professional office use.

Mr. Harrison tentatively agreed that the proposed use is a professional office except that the classes for up to ten people may qualify the business in a different category. Mrs. Harris explained that the issue she discussed with Mr. Hall and Mr. English was about how much parking was required. Mr. Hall suggested different scenarios in calculating parking spaces by separating the second floor office use from the first floor counseling use. Mr. Haring expressed concern that classes for up to ten people may end up needing ten parking spaces since individuals will drive to the class. Mr. Adams suggested that clients could park on Maple Avenue and that on-street parking could count toward the requirement. Mr. Hall reminded Mr. Adams that on-street parking cannot be used to count toward off-street parking requirements except as permitted by the Board of Appeals. If the second and first floor uses were calculated separately for parking, the second floor office use would need two spaces and the first floor use would need six spaces for a total of eight spaces. Mrs. Harris repeated her earlier comment that it is unusual for classes to have ten people. Most classes are between five and seven clients and they are only held once a month. The majority of the business is a one on one counseling.

After hearing the details about Mrs. Harris's business and after much discussion about parking requirements, the Planning Commission reached a consensus that the use should be classified as a clinic which would require eight spaces. Mr. Adams and Mr. Harrison mentioned that the classes Mrs. Harris would teach lean the business toward a clinic verses just a professional office. Therefore, eight parking spaces would be required.

Next, discussion began on whether Mrs. Harris's business was a permitted use in the C-1 or would need a special exception from the Board of Appeals. Initially, Mr. Hall and Mr. Adams felt a special exception was needed. Mr. Harrison thought that since the property was a C-1 use that it was permitted without a special exception. Due to the confusion, Mr. Hall suggested getting an opinion from Attorney Booth to settle the issue.

Mr. Fegel motioned to approve the determination that Mrs. Harris's business is a clinic. Mr. Haring seconded the motion. The motion passed unanimously.

After the motion, Mr. Harrison told the applicant that the motion would require eight parking spaces and that he believes her use is permitted, but that the Town attorney would clarify the process issue.

[Planner's Note: The motion qualified Mrs. Harris's business as a clinic for off-street parking space requirements. The legal opinion from Attorney Booth will decide if the use is permitted or would need a special exception.]

Construction Standards for Water, Sewer, Storm Drains, and Streets

Mr. English noted that each member of the Planning Commission received a copy of the new draft construction standards. He asked them to review the standards and forward any comments to him. The Town Council may be introducing the new standards at the next meeting and they may schedule public hearings.

ANNOUNCEMENTS:

Special Trash Pickup – January 27, 2006

Respectfully submitted:

Joedy Cecil, Clerk

Approved: Edgar Harrison, Chairperson