

**PLANNING COMMISSION**  
**June 21, 1006**  
**Trappe Town Hall**  
**7:30 p.m.**

The regular Planning and Zoning Commission meeting was opened by Chairperson Edgar Harrison at 7:38 p.m. Planning Commission members present were Mr. Bobby Quidas, Mr. Jerry Adams, Mr. Norm Fegel and Mr. Don Haring. The minutes of the previous Planning Commission meeting were approved with a motion by Don Haring and seconded by Bobby Quidas all were in favor with an Aye.

**PERMITS ISSUED:**

- T-22-06 – High’s of Baltimore – 4046 Ocean Gateway – Sign
- T-23-06 – Roy Augustine – 29220 Maple Avenue – Fence
- T-24-06 - Mitchum’s Enterprise, LLC – 4021 Main Street – New Building
- T-25-06 - Crouch & Sanborn, LLP – 3874 Seymour Drive – New House
- T-26-06 - William Greene – 4098 Diamond St. – Shed

**PERMITS PENDING AND ZONING ISSUES:**

None

**OLD BUSINESS:**

**Revised Moore Redevelopment Village Plan:**

Angela Healy presented plans for the revised Moore Redevelopment Village plan. Ms. Healy said that these plans have basically all of the same components but by reconfiguring the site, we have actually gained a new park in front of the town houses. The townhouses will now be in a crescent shape since it is a small development and this will give it an architectural impact for the corner. The proposal is to have a garden wall made out of brick beside the crescent on the commons and a children’s playground near the pedestrian right of way, with a 40 ft. pavilion or gazebo on the corner making this a very inviting corner. The commercial retail building is basically the same we have just changed the egress around a little, making the access to the sight easier to get to especially for the Fire Company on both sides.

Storm water management has gained 1/3 of an acre of green space making it more for the community and walking friendly. This also gives the back access more like an alleyway and each unit will have a garage. The six units in the back of the site are one story handicapped accessible garden units. The two story townhouses will face on the courtyard and no townhouse will be facing the alley. Each unit will have green view

space or the plaza to face, in the center separated by a fence. There will also be a walkway straight thru the townhouses to the front.

Mr. Adams asked what about the storm water management. Ms. Healy said the green area will create a bowl for storm water and we will taper the landscaping to hold water. Mr. Adams asked how many units are there compared to the other plan? Ms. Healy stated there will be 24 units, one more than the previous plan. She added the commercial footprint is the same. Mr. Adams also asked what buildings will be torn down and Mr. Moore said all of the buildings will be torn down except the Seymour apartments.

Ms. Seymour asked who would take care of walk way or right-of- way behind the property she owns. Ms. Healy said that this would just be a pedestrian right-of-way and that Ms. Seymour and Mr. Moore would have to work out the arrangements for upkeep.

Elevations: Ms. Healy presented the new proposal and stated that the townhouses would be a continuous façade with crescent shape. The roof will be gray shingles with a red brick base and white facades with black shutters. Each door can be painted different colors for variety. Some of the townhouse base will not be seen due to the brick garden wall. There will be copper down spouts and gutters.

We would like to have enough approval tonight to move forward with the permit process. Mr. Adams explained that it looks very repetitive. Mr. Harrison stated that the whole project will not be visible, except the view from Main Street as Mr. Adams mentioned. Ms. Healy added that the green area in front of the townhouses is very large and the crescent shape of the townhouses is common in Europe. Mr. Adams repeated his point that the townhouses look very repetitive. Ms. Healy said the repetitiveness is elegant with a curved shaped. Mr. Harrison said that a repetitive streetscape is bad but that a crescent shape set back from the street can be beautiful. Mr. Adams stated that the crescent is all one color. Ms. Healy said the copper detailing will help with variation and break up the color a bit and each door could be a different color. Ms. Healy added that this design gives the Moore family more construction options as well. She also explained the floor plan options for the townhouses.

Ms. Healy then presented the storefront concepts adding that the backs of the stores need to be as attractive as the front. In response to a question by Mr. Adams, Ms. Healy stated that the second floor will be offices, not apartments. Mr. Harrison stated that it is important to break up the roofline of the commercial building. Ms. Healy agreed with Mr. Harrison. Mr. Moore answered a question about price of the townhouses by stating they expect to sell for around \$300,000. Ms. Carol Lange was told in response to her question that the garden units will be one story. Mr. Haring stated he agreed with the offices over the storefronts verses apartments.

Mr. Harrison mentioned the staff report submitted by the Town Planner and Zoning Administrator. Mr. Adams asked about the location of the HVAC equipment. Ms. Healy stated the commercial HVAC will be hidden in the roofline and residential units will be screened in each garden area for each townhouse. Mr. Adams asked how the crescent

would appear from the rear. Ms. Healy said she has not finished those details but that there will be a pitched roof with a parapet.

Ms. Lange asked if the garden units were staggered. Ms. Healy stated that the entrances for the garden units have a varied setback and the backs of the units are designed for privacy with a small back yard. Mr. Harrison noted that the parking requirements are met but that a survey should be completed to make sure everything fits properly. Reading from the staff report, Mr. Harrison noted Mr. Hall's concern about the entrance near the corner of Maple and Main Streets. Ms. Healy said she believes the exit will work since it is set up to be an exit for the retail location. Mr. Adams noted that most of the traffic will exit through the main entrance. Ms. Carol Lange asked if the Greenfield Avenue connection was still pedestrian only. Ms. Healy responded by stating that it is for pedestrian use, emergency vehicle access and storm water management. Mr. Adams reminded the Commission that the previous design had the public parking spaces located near easy pedestrian access to Mitchum's Market. Ms. Healy noted that the location of the public parking still isn't far from Mitchum's. Mr. Harrison stated that he liked the new design because of the increased green space. Ms. Healy added that she believes this layout is the best solution for a difficult site. Ms. Seymour repeated her concern that she not lose the right of way near the apartment building. Mr. Harrison asked Ms. Healy to pay attention to the small details of Mr. Hall's staff report and that she still needs to talk to the Trappe Volunteer Fire Department.

Mr. Adams repeated his concern about the lack of façade variation and he stated that he still wants to see the European examples Ms. Healy referenced and he wants to see perspective drawings. The Moore's suggested that they like the second story porch idea which will also help break up the façade. Mr. Adams said he may like the plain façade but that he still wants to see some renderings to make sure it looks good. Ms. Healy said that if the townhouse façade was straight she would agree with Mr. Adams concern about the facade. She believes the curved façade makes the facade special.

Mr. Adams motioned to approve the project with the recommendations in the staff report. Mr. Haring seconded the motion. The motion passed unanimously.

### **Lakeside Preliminary Subdivision Plats**

Mr. English introduced the staff report and stated that no comments were received on the preliminary plats that were delivered to the Planning Commission last week. Mr. Rauch mentioned that he made the corrections to the plats as noted in comments he received from Mr. Hall. In answer to Mr. Hall's comments, Mr. Rauch stated that all line weights are the same and that there are only eight lots that will have front loaded garages in phase 1a. Mr. Rauch pointed out the front loaded lots and he noted that the labeling on the open space parcels was corrected as requested in the staff report. The Planning Commission requested that the open space parcels be shaded as well as labeled rather than just labeled. Mr. Rauch stated he will do whatever the Planning Commission wants but he noted that subdivision plats for recordation are not shaded like exhibits. Mr. Haring asked about the location of pedestrian trails. Mr. Rauch stated that pedestrian

trails will be labeled on improvement plans and that the preliminary plats are for just showing parcel boundaries. Mr. Showalter added that the improvement plans are approved before the final subdivision plats so the Planning Commission will have the improvement plans before the final plats are approved. Attorney Booth added that Davis, Bowen and Freidel study the improvement plans to make sure they are consistent with the subdivision plats. Mr. Adams questioned a surveyor certification for water courses within an area of 640 acres. Mr. Showalter stated he will have to check on that statement. Mr. Rauch speculated that the certification is probably a requirement of MDE for small watersheds near streams with certain regulator status.

Mr. Adams asked about the phasing labeling using “a, b, and c”. Mr. Rauch said that the labeling was simply a decision they made and that the boulevard improvements will be available for phases a, b, and c. In response to a question from Mr. Adams, Mr. Rauch reviewed the housing types in phase a.

Mr. Rauch discussed the next comment in the staff report regarding the crescent shaped street near lots 177A and 180A. Mr. Harrison suggested this street should connect through to the boulevard. Mr. Rauch asked Mr. Harrison to reconsider this request since extending the street would cause a major redrafting of the improvement plans. Mr. Rauch also stated that he wanted to keep the street a minor street and that connecting it to the boulevard may encourage more traffic to use the street than it was designed for. Mr. Rocks added that previously the Planning Commission wanted the streets to be designed to quiet down traffic. Mr. Adams stated that in the past they talked about limiting intersections on the boulevard. Mr. Harrison stated that his idea was only a suggestion.

Mr. Harrison raised another point in the staff report that some sort of neighborhood commercial use in the community center near the northern extent of the project such as a coffee shop, small store, deli, etc be considered. Mr. Rauch replied that this phase is open market housing and that he expects there will be some sort of convenience retail in the neighborhood possibly as an HOA amenity in the community center.

Mr. Rauch requested keeping Lot 199B as a building lot to keep a variety of housing and to have a corner impact with a larger house. The staff report asked Mr. Rauch to consider making Lot 199B a green space. Mr. Harrison commented that Mr. Hall was flexible on this request. The Commission generally agreed to keep Lot 199B as a building lot.

Mr. Harrison reviewed his request in the staff report that the circle drive around Lots 50C to 64C be changed to green space that could be increased in size and angled parking could be permitted along the street. Mr. Rauch read Mr. Moynahan’s objections to this request but Mr. Rauch said he will do whatever Mr. Harrison wants at this location.

Mr. Adams motioned to approve the preliminary plats for Lakeside with staff recommendations and conditioned upon the effective date of the most recent subdivision amendments. Mr. Haring seconded the motion. The motion passed unanimously.

**Lakeside Non-Development Plats**

Mr. Showalter stated that Mr. Hall and Mr. English approve Non-Development Plats but that he wanted to keep the Planning Commission informed. Attorney Booth noted that the new subdivision amendments allow plats to be recorded that are not for development. Mr. Rauch commented that the staff report notes will be completed. In response to a question by Mr. Adams, Attorney Booth said that the Planning Commission does not need a motion on the Non-Development plats because Mr. Hall and Mr. English sign the plats.

**Trappe East/Lakeside Design Guidelines Amendments**

Mr. Harrison said he did not object to the design guideline amendments because they are more restrictive than Trappe’s design guidelines. Mr. Rauch reviewed each of the comments in the staff report, especially the fire safety question, and he stated that the Fire Marshal had no objections to the design. Mr. Rauch added that as the project progresses, he will continue to update the impervious calculations as requested by Mr. Hall.

Mr. Adams motioned to make a favorable recommendation to the Town Council to adopt the changes to the design guidelines and that they are consistent with the Trappe Design Guidelines. Mr. Haring seconded the motion. The motion passed unanimously.

**Lakeside Revised Open Space Map**

Mr. Rauch stated that he will provide a corrected open space map to the Town Planner.

**NEW BUSINESS:**

None

**ANNOUNCEMENTS:**

July 3, 2006 Town Office Closed for 4<sup>th</sup> of July  
July 5, 2006 Town Meeting changed to July 12<sup>th</sup> at 7:30 p.m.

The meeting was adjourned at 9:14 p.m.

Respectfully submitted:

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Joedy Cecil, Clerk

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Approved by: Edgar Harrison, Chairperson