

PLANNING COMMISSION

July 19, 2006

Trappe Town Hall

7:30 p.m.

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, Mr. Jerry Adams, and Mr. Norm Fegel. The minutes of the previous Planning Commission meeting were unanimously approved on a motion by Norm Fegel seconded by Jerry Adams.

PERMITS ISSUED:

T-27-06 – Grace D. Foringer – 4118 Main Street – Fence for Pool

T-28-06 – Lynne Harris – 4014 Main Street – Sign

PERMITS PENDING AND ZONING ISSUES:

None

OLD BUSINESS:

Town Museum – Mr. Charles Adams

Mr. Charles Adams began the discussion by stating that a museum in Trappe is “dear to his heart” and he believed a museum would be good for the community. He added that the museum committee meets the second Monday of the month. Mr. Adams also mentioned that he heard the zoning for the Bramble property on Main Street does not support a museum use and he suggested the museum could be considered an education facility. He asked the Planning Commission for guidance on the proper zoning for a museum.

Mr. Jerry Adams and Mr. Hall noted that the Bramble property is zoned R-1 which is only for single family residential. Mr. Jerry Adams suggested finding land or a building within the Village Redevelopment Sub-Area. Using the zoning ordinance as a reference, Mr. Harrison briefly reviewed the different Trappe zoning classifications and their allowable uses.

Mr. Hall and the Planning Commission explained the differences between publicly owned uses meaning those uses owned by the Town, and privately owned uses. Mr. Hall explained that a non-residential use could go in the R-1 zone if it was owned and approved by the Town. Mr. Harrison added that he is not sure people living in a residential area would agree to a museum in their neighborhood.

Mr. English emphasized that an official request has never been made to the Town Council by Mr. Charles Adams. Mr. English also added that he never heard any member of the Town Council say they did not think a museum was a good idea. Mr. English encouraged Mr. Adams to go to the Town Council with an official request and to request legal advice from the Town Attorney to see what can be done regarding the museum. Mr. Quidas and Mr. Jerry Adams agreed with Mr. English's suggestion that Mr. Charles Adams make an official request of the Town Council and get legal advice.

Mr. Harrison completed his review of the zoning ordinance and stated that the Planning Commission is bound to the zoning regulations that do not permit a privately owned museum in the R-1 zone.

Mr. Charles Adams stated that he is working with Attorney Richard Counts to start a non-profit organization and to draft bylaws for what he called the "Rural Life Museum of Trappe." He added the committee is also discussing forming a board of directors and setting membership dues.

Mr. Jerry Adams asked that Mr. English and Mr. Hall suggest a zoning location for a museum. Mr. English said it would probably be more appropriate in a commercial zone. Mr. Harrison suggested the possibility of building a museum on the municipal space agreed to in the Lyons Farm/Castle Racket DRRA.

Mr. Charles Adams suggested the new Highway Commercial Mixed Use District (HCM) as a possibility and he implied that the HCM floating zone was already applied to property he represents behind Trappe Gas and Go.

To clear up any misunderstanding, Mr. Hall emphasized that the property Mr. Charles Adams was referring to had not been changed to an HCM District. Mr. Hall explained the principles and process behind a floating zoning and he pointed out that the only action taken by the Town Council was that they voted to create the HCM floating zone district enabling legislation. Later in the discussion, Mr. Hall reemphasized that the HCM district has not been applied to any land in the Town of Trappe. Mr. Hall stated he wanted to make sure that Mr. Charles Adams did not leave the meeting with any misunderstanding of the HCM district.

Mr. Charles Adams said he misunderstood the HCM district and he expressed concern that he had advertised the property as if it had HCM zoning to some prospective clients. Mr. Hall said that the Town Council made it very clear that they were only adopting the legislation and that it did not apply to any physical real property in Trappe. Mr. Harrison confirmed Mr. Hall's statements, but he added that if a project for the HCM district ever did come to Trappe for review that it may be possible to have a museum in an HCM planned development, but there are still no guarantees.

Mr. Harrison summarized the options and suggestions discussed during the meeting. They included:

1. The museum committee should make an official request to the Town Council
2. The museum committee should ask the Town Council to ask the Town Attorney to clarify public verses private entity. Does public only mean Town ownership?
3. The museum committee should ask the Town Council and the Town Attorney about amending the R-1 zoning classification to allow for a museum use under certain conditions, possibly by special exception.
4. The museum committee should ask the Town Council about partnering with them on the project.

NEW BUSINESS:

None

ANNOUNCEMENTS:

July 19th, 20th, 21st and 22nd – Trappe Fire Company Fair
Parade Saturday, July 22nd at 6:00 p.m.
July 28th – Special Trash Pickup
August 14th Charles Adams Museum Meeting

The meeting was adjourned at 8:15 p.m.

Respectfully submitted:

Joedy Cecil, Clerk

Approved by: Edgar Harrison, Chairperson