

PLANNING COMMISSION

August 16, 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-29-06 - James Hickman – 3964 School Street – Shed
- T-30-06 – Trappe Volunteer Fire Co.,Inc. – 4001 Powell Ave. – Addition
- T-31-06 - Judy Crain -3725 Seymour Drive – Shed
- T-32-06 - Marjorie Roberts – 4070 Hennissee Lane – Shed
- T-33-06 - Matthew Harrison – 3840 Harrison Circle – Fence

PERMITS PENDING AND ZONING ISSUES:

None

OLD BUSINESS:

P.E. Moore & Sons Development

Jennifer Martella presented additional renderings for the Moore Village Redevelopment Plan. Ms. Martella explained that Angela Healy was unable to attend the meeting because of a prior commitment. Ms. Martella noted that she did not have all the renderings available because her computer crashed. Ms. Martella reviewed the site plans that were presented in prior meetings and she continued to emphasize the crescent shape of the townhouses as a good feature. She added that the end units of the strip of townhouses could have a fire place and a bay window and she continue by explaining the interior floor plan options of each townhouse unit and the exterior features such as dormers, garages, and yard space. The exterior of the townhouses will be clapboard siding, asphalt shingles with neutral tone colors. She repeated the same details for the single story garden units.

After presenting the details of the residential units, she presented the details of the single commercial building with different architectural features. The design of the commercial building's rear façade was presented to be attractive to the townhouse units. The rear of the commercial building would have a second story covered walkway with storage on the third story. Finally, the front façade of the commercial building that faces Maple Avenue was shown.

Mr. Harrison commented that the commercial building appears to have a mix of retail and office use.

Ms. Martella presented an artist's rendering of the crescent façade and summarized the features shown on the painting. Color renderings were not available of the commercial building.

Mr. Hall noted that Mr. Tom Davis, Engineer, would not be prepared until the September meeting to present the storm water management concepts. Mr. Harrison asked Ms. Martella to confirm that there was a sidewalk in front of the crescent townhouses since it was not shown in the artist's painting. Ms. Martella confirmed that there was a five foot sidewalk.

Mr. Hall repeated his concern about the exit near the corner of Maple Avenue and Main Street. Mr. Hall stated that he listened to the minutes of the previous meeting that he was unable to attend because he was on vacation. He noted that even though the Planning Commission did not share his concern, he believes his role as Town Planner is to advise the Commission that he is concerned about the potential vehicular and pedestrian safety conflicts at the intersection. Mr. Hall commented that he would be less concerned if the exit was a right out only and the on street parking was set back from the corner to leave a clear site distance.

Mr. Harrison asked about the drive through function for the potential bank site. Ms. Martella explained that the drive through lane was a single lane to allow enough room for a second car to exit onto Maple Avenue.

Mr. Harrison asked the Planning Commission if they found anything that conflicts with the Town's design guidelines. Mr. Adams expressed his concern that the crescent façade still looks too repetitive. Mr. Adams stated that he has mentioned his concern about the repetitive nature of the crescent façade at previous meetings multiple times. He also referred to the Moore's reference to the William Hill Manor design features. Ms. Martella mentioned that there would be the option for second floor porches which would help break up the façade.

In response to a question by Mr. Adams, Mr. Hall explained that the Planning Commission has control over architectural design and site plan features. Mr. Adams repeated his concern that the crescent is too repetitive even though he generally likes the current site plan over the previous site plan. Mr. Hall complemented the design of the rear façade of the commercial building and the strategic location of the pedestrian cut through in the townhouses.

Mr. Hall expressed concern over the height of the wall in front of the green space since Ms. Martella said it would be ten feet tall. Mr. English shares Mr. Hall's concern. Ms. Martella stated that she misspoke about the height of the wall.

Mr. Adams asked about a streetscape view. Mr. Hall reminded Ms. Martella and the Planning Commission that the architect's were asked to provide a perspective rendering from Main Street and Maple Avenue several months ago. Mr. Adams added the he wanted to see the streetscape with regards to trees, lighting, street furniture, etc...

Mr. Dorbin asked about the type of street lighting and would there be an opportunity to put in new street lights with the new sidewalk. Some lighting would be on the exterior of the commercial buildings.

After hearing Ms. Martella mention that the sidewalk would be six feet wide, Mr. Hall added that sidewalks must be eight feet wide in commercial areas and five feet wide in residential areas.

Ms. Carol Lange asked about the lighting behind the crescent townhouses. Ms. Martella explained that there would be lights on the exterior of the units but it still would not feel like a dark alley.

Mr. Adams asked about signs for the businesses. Mr. Harrison said each tenant would have to propose a sign that would have to meet the requirements of the zoning ordinance and get a sign permit.

Mr. Hall shared his opinion that the sidewalk should be relatively clear of poles to allow for free pedestrian flow.

Mr. Harrison raised a question that if someone in the R-1 gets permission to conduct a business under the rules of the Village Redevelopment Sub-Area, would they have to construct an eight foot sidewalk. Mr. Hall said we would have to take that situation on a case by case basis.

Mr. Fegel asked if the townhouses were marketed to a particular age group. Mr. Johnathon Moore stated that the townhouses would be openly marketed to any purchaser but that elevators could be an option for a prospective purchaser.

Mr. Adams believes the repetitive nature of the crescent façade has not been resolved. Mr. Adams motioned that the site plan not be approved because of the repetitive nature of the crescent.

After hearing Mr. Adam's motion against approval of the site plan, the Moore family and Ms. Martella attempted to defend the crescent design and the option for second story porches. Mr. Harrison stated he liked the crescent but he agreed that if the building was straight it would be unacceptable.

Mr. Adams repeated that he believes the site plan is repetitive as presented. Mr. Harrison reminded the Commission that there is an official motion on the floor. Mr. Fegel seconded the motion. Mr. Harrison explained that if the motion by Mr. Adams carries,

that the site plan would not be approved and the architects would have to come back with new architectural treatments.

Mr. Quidas and Mr. Adams both voted to approve the motion. Mr. Harrison and Mr. Fegel motioned against the motion. Since Mr. Haring was not present at the meeting, the motion was a tie which means the motion did not carry. Therefore, Mr. Harrison invited the applicants to present their site plan at the September meeting.

Mitchum's Restaurant Sidewalk Discussion

Mr. English explained the existing sidewalk at the southeast corner of Maple Avenue and Main Street near the new Mitchum's Restaurant. Mr. English was asking the Planning Commission if they believe the sidewalk could be expanded to make it a more normal dimensional intersection. Mr. English and Mr. Hall both believe that by extending the corner, safety will improve and cars will slow down when turning onto Maple Avenue. Mr. Hall presented a conception diagram showing the potential sidewalk extension.

Mr. Harrison and Mr. Fegel said they agreed with the idea but not as drawn by Mr. Hall. Mr. Hall's diagram was exaggerated to only demonstrate the proposal. Ms. Carol Lange stated she sees cars driving too fast around the corner when she walks her dog. Ms. Lange agreed that the extended sidewalk could help slow cars down.

The Planning Commission reached a unanimous consensus that the sidewalk extension idea was good. The Planning Commission asked Mr. Hall to draft a memo to the Town Council.

NEW BUSINESS

Discussion of the Bloor Property – Old Bank Building

Mr. English explained to the Planning Commission that Ms. Bloor has visited the Planning Office several times regarding the use of the old bank property. Mr. English told the Planning Commission that he advised Ms. Bloor to talk directly to the Planning Commission and to seek legal advice regarding the right-of-way. Mr. English explained the parking problem and reiterated his recommendation to Ms. Bloor that she should consult with an attorney. Mr. Hall said he thought about joining the dietician business property with the old bank to accommodate more parking options, but he is not sure if it would work.

Mr. Harrison stated that figuring out the parking and legal issues are beyond the Planning Commission's authority. Mr. English stated he simply wanted to present the issue to the Planning Commission so that when Ms. Bloor comes to a Commission meeting in the future they would have had time to think about the issue. He also told the Commission that Ms. Bloor was given a copy of the C-1 regulations and use list.

Mr. Dorbin asked if the parking was grandfathered for a commercial use. Mr. Harrison said that the building lost its nonconforming status since it has not been used commercially for a long time.

ANNOUNCEMENTS:

September 4, 2006 – Town Office Closed for Labor Day

The meeting was adjourned at 8:50 p.m.

Respectfully submitted:

Joedy Cecil, Clerk

Approved by: Edgar Harrison, Chairperson