

PLANNING COMMISSION

October 18, 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. Don Haring, Mr. Jerry Adams, and Mr. Norm Fegel. The minutes of the previous Planning Commission meeting were unanimously approved.

PERMITS ISSUED:

T-36-06 – Moore Rentals – Demolition of Building Maple Avenue

T-37-06 – Mitchum’s Market – 4021 Main Street – Sign

PERMITS PENDING AND ZONING ISSUES:

None

OLD BUSINESS:

None

NEW BUSINESS

Mitchum’s Restaurant – Building Plan Amendment Request

Mrs. Brenda Tighe explained that her original plan to include a fire place had changed because it is impractical. Further review of the interior seating arrangement revealed that the fire place would also cause a significant loss in seating. Instead, Mrs. Tighe explained that she is considering installing a gas fire place with a nice mantle that will have less mess and less liability. Because of the change, Mrs. Tighe explained that the Maple Avenue façade would not have a chimney as originally shown on the building plans. Mrs. Tighe showed a rendering of the façade without the chimney and she emphasized the quality of and location of the windows. Mrs. Tighe noted that she believed the windows met the design criteria and would break up the side façade. She later added that the chimney would have partially blocked the sidewalk.

Mrs. Tighe also requested permission to hang a sign where the chimney was planned to help direct customers driving on Maple Avenue. She stated that the sign will meet the requirements of the zoning ordinance. She presented an example of a wrought iron sign that she would like to display on the Maple Avenue side of the building.

Mr. Harrison asked Mr. Hall and Mr. English to look up the sign requirements in the Zoning Ordinance. Mr. Fegel asked about the height of the sign to make sure there was enough head clearance. Mr. Adams wanted to make sure that the office had the same plans Mrs. Tighe was presenting. Mr. Hall stated the plans are with the building permit file. Mr. Hall presented the original building permit file for the Planning Commission to review. Mr. Adams commented to Mrs. Tighe that he agrees with her request.

Mr. Quidas motioned to approve the removal of the chimney from the original plans. Mr. Fegel seconded the motion. The motion carried unanimously

Mr. Adams motioned to allow Mrs. Tighe to relocate the downspouts and gutters to a more traditional design. Mr. Fegel seconded the motion. The motion carried unanimously.

Mr. Hall read the zoning ordinance sign requirements which stated that the sign requested by Mrs. Tighe could be 2 feet by 1.5 feet, project no more than 30 inches from the wall, must be at least 7 feet high, and advertise only the business to which the sign is attached. Mr. Hall and Mr. Harrison commented that a larger sign would need a variance.

The Planning Commission stated that the Zoning Administrator could issue the sign permit as long as the sign meets the Zoning Ordinance requirements. Mr. Hall read aloud the lighting requirements.

ANNOUNCEMENTS:

October 21, 2006 – Trappe Toberfest – Fall Festival
Town Yard Sales 8:00 to 11:00 a.m. – Festival - Noon Till 5:00 p.m.
October 27th - Special Trash Pickup

The meeting was adjourned at 8:00 p.m.

Respectfully submitted:

Joedy Cecil, Clerk

Approved by: Edgar Harrison, Chairperson