

PLANNING COMMISSION
June 20, 2007
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 Jeanne Smith, Bobby Quidas, Norm Fegel, and Richard Dorbin. The May minutes were presented and a motion to approve the minutes was made by Norm Fegel and seconded by Bobby Quidas.

PERMITS ISSUED:

- T-21-07 - Eugene Daffin – 29354 Howell Pt. Road – Fence
- T-22-07 - Arthur Townsend – 3819 Rumsey Dr. – Shed – Fence
- T-23-07 - Christopher Sayers – 3905 Harrison Circle – Shed
- T-24-07 - Marco A. Camacho – 4067 Diamond St. – Shed
- T-25-07 - Robert Quidas – 29461 Maple Avenue - Shed

PERMITS PENDING AND ZONING ISSUES:

None

OLD BUSINESS:

None

NEW BUSINESS

Election of Officers: Mr. Harrison stated that it is time to reelect officers for the Planning Board. Mr. Harrison was unanimously voted back in as Chairperson and Richard Dorbin as Vice Chairperson. Motion was made by Bobby Quidas to accept Mr. Harrison and Mr. Dorbin. Motion was seconded by Norm Fegel. All were in favor.

Peter Johnston of Peter Johnston and Associates.

Mr. Harrison stated that the town has contracted Peter Johnston and Associates to fill in during the absence of Mr. Hall. Mr. Harrison said that the town would like to express their appreciation for all that Mr. Hall accomplished and how much further along we were than we ever expected to be because of Mr. Hall. He has done a wonderful job and we deeply appreciate his accomplishments. Mr. Harrison continued to state that we are now working on two main projects one is the update on the Comprehensive Plan and the second project would be the

creation of implementation of the Regional Commercial Zone Ordinance. Mr. Johnston will be working with us to complete these two projects.

Pete Johnston stated that he and Attorney Booth, Rocks & Rauch and the Planning Board had met and discussed where the town would like to start. He said that if anyone had any questions or concerns that they felt needed to be discussed to please contact him at his office or by email. Mr. Johnston's son and senior planner Shane will be taking care of most of the needs for the town, but was unable to attend the meeting tonight due to the fact that he is in college for the month of June getting his degree in Geographic Information System.

Mr. Johnston then explained and answered questions in detail as to what was needed to begin and what the main priorities are for now. The two main things that would be on their agenda would be the Regional Commercial Zone and an update on the Comprehensive Plan. On Monday July 16th we will be putting together a meeting with Attorney Booth to make the first draft of the Regional Commercial Area. Mr. Johnston passed out a handout for review by the Planning Commission on the New Urbanism: Comprehensive Report & Best Practices Guide. Mr. Johnston felt that this needed to be reviewed so that we would know the market and be able to determine what commercial stores to put in. This will give us an insight of what is going on all around the country with the commercial stores.

Comprehensive Plan Upgrade.

Mr. Johnston stated that before we do the update of the plan we need to get the public's opinion, so that we can discuss with them their concerns. He would like also to set up a meeting with the Talbot County Planning Commission to talk with them and let them express their concerns also. We would like to make this an open time for anyone concerned about the process to get involved such as the TPA, and concerned citizens about the Trappe area. With everyone getting involved early in the process it will keep involvement with everyone about the evaluation of the plan. Mr. Johnston continued to describe what he felt would be beneficial in the process for the upgrade. He expressed house bills that would be used as guidelines in the process.

The discussion continued explaining different areas such as the smart growth areas, Municipal growth plan and priority funding areas.

The discussion also continued on exploring the Commercial Plan Update, getting better jobs and housing balance in the community, creating job opportunities for employment.

Status report about the Moore Carousel Commons and the preliminary site approval, and check lists that need to be done on site plans. Mr. Johnston suggested that the wall around the front of Carousel Commons have a flat top where parents might sit and watch their children play. Making the wall a low wall with some details of material to be used and approved. The connection of

the sidewalk of the Moore development to the town sidewalk from the development was also mentioned. The Moore's will be bringing back final architect plans for review in the next couple of months.

Mr. Dorbin asked if Shane Johnston would have a set schedule for working at the town office. Mr. Johnston said no that they had everything on their computer in Easton and would work from their office as much as possible. When needed he would be here.

Chairperson Harrison briefly discussed the floating zone being changed to Euclidian zone which he and Attorney Booth had reviewed. There were many comments made about the fine tuning and update of our comprehensive plan.

Mr. English said that Mr. Paul Moore has asked to build an entry sign made of brick at Shelby Acres; we have nothing in our sign ordinance that covers what he would like to do.

It was suggested that the sign ordinance be reviewed since we have nothing that would apply to his sign.

Mr. Johnston suggested that when we redo the sign ordinance, we should suggest that each sign should read at the bottom of the sign a "Trappe Neighborhood" as part of the signage.

Mr. Harrison suggested that they review three basic types of signs:

1. Entrance to sub-division – Neighborhood Signs
2. Regional Commercial - Monument Signs
3. Highway Commercial District – Entrances – Logos

He also suggested that we talk to the County about the Gateways. The discussion continued about the different types of signs that would need to be addressed in the redrafting of the sign ordinance. The need was also suggested that there be a master sign plan for Lakeside with color schemes and designs.

ANNOUNCEMENTS:

July 11th Town Meeting Rescheduled form July 4th
July 25th through July 28th Trappe Fair

The meeting was adjourned at 9:00 p.m.

Respectfully submitted:

Joedy Cecil, Clerk

Approved by: Edgar Harrison, Chairperson