

PLANNING COMMISSION

October 17, 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, Norm Fegel and Bobby Quidas. The September minutes were presented and Jeanne Smith made a motion to approve the minutes. Motion was seconded by Bobby Quidas and all were in favor.

PERMITS ISSUED:

T-33-07 – Margaret Ann Shenton – 3858 Marvel Drive – Shed
T-34-07 – Matthew Burkhardt - 29321 Greenfield Ave. – Fence

PERMITS PENDING AND ZONING ISSUES:

None

OLD BUSINESS:

MOORE RENTALS LOT LINE REVISION:

Chairperson Harrison explained that the Moore's wanted to remove all existing lot lines so that this property would become one single existing property.

Motion was made by Mr. Quidas to approve the lot line revisions.
Motion was seconded by Mr. Fegel. All were in favor. It was also approved in the motion to give Mr. Harrison as Chairperson the right to sign the revision plat.

Proposal La Caboose House - Mr. Harold Whims:

Shane Johnston gave his staff report of the LaCaboose House a copy of which is recorded in the minutes for review.

Mr. Dorbin was unable to attend the meeting and sent his recommendation which was read and also recorded in the minutes.

Jeanne Smith agreed with Mr. Johnston's recommendation since she went on the site on took pictures of the house and property.

Mr. Fegel felt that this would not fit on the property. Mr. Johnston stated that he had also spoke with Attorney Booth and she also agreed with the recommendation.

Mr. Harrison felt that we would table until Mr. Whims had a chance to review the Board's findings. Mr. English will see that Mr. Whims gets a copy of the recommendations.

NEW BUSINESS:

Industrial "M" Zoning District

Mr. Harrison stated that the new annexation will apply to that district and stated that the Town Council would like for the Planning Commission to review at this time.

Shane Johnston has presented a staff study. Mr. Harrison stated that in the report the Trappe Ordinance is more generic whereas the list of permitted uses in the Talbot County Ordinance is more specific.

Mr. Harrison asked the Board Members if they would like to stay with the Trappe Ordinance which has very loose generic description or do we want to be more specific?

Mr. Fegel stated that he felt that we needed to be more specific. Mr. Quidas and Ms. Smith also agreed.

Mr. Harrison suggested that the Board revisit and review making the list of uses similar to those that are in the Town's other Ordinances.

Shane Johnston had prepared another staff report which is included in the minutes. The question is how the Town wants to move forward with this?. Our recommendation is that we take a look at the County's uses and maybe start a process of updating or amending the Light Industrial Uses.

Mr. Fegel felt that we needed to redefine our definition of Light Industrial in our Ordinance.

Mr. Harrison stated that we should look at the Comprehensive Plan its clear that we approve of a light industry not a manufacturing district if we revisit. The first step is to bring it into compliance more closely with our Comprehensive Plan. The second focus should be to make it as compatible as possible with the County's Light Industrial Plan so that there will be fewer or no issues that would cause legal problems later.

Mr. Fegel said that we need to do away with manufacturing. Mr. Harrison felt that we could rename it if we wanted, but we needed to make sure that it fit with Trappe and as close to Talbot County's Ordinance as possible.

Mr. Harrison felt that the uses will be the great bulk of the detail work; he also felt that there are differences in the setbacks that the County has. There are setbacks that are similar to ours but they have distinguished the difference between internal

roads on the site. We might want to consider this since it is a Light Industrial. He continued to discuss the uses and just how our designs guidelines are going to apply.

Shane Johnston felt that we needed to talk to Attorney Booth about what is proposed. The Board needs to figure out just what they want.

Mr. Fegel asked what parcels are zoned Light Industrial in the Town? Mr. Harrison stated that there are none at this point but they are zoned in by the County. Paris Foods is now in Town but we have never rewritten the zoning for any of the properties mentioned.

The Board members continued to discuss just where and how they would begin.

MR. ENGLISH:

Mr. English stated that on November 12th we will have a new Planner in the Town of Trappe. Jennifer Shull of Denton has been hired by the Town Council.

MR. FEGEL:

Mr. Fegel asked when the Board would go back to the Regional Commercial and it was suggested probably in February.

ANNOUNCEMENTS:

October 20th – Trappe Toberfest – Yard Sales – 7:00 a.m.
Festivities begin at 10:00 a.m. to 3:00 p.m.
October 26th – Special Trash Pickup
October 31st Hallowell – Trick or Treat 6:00 to 8:00 p.m.

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

Respectfully submitted:

Joedy Cecil, Clerk

Approved by: Edgar Harrison, Chairperson