

**TRAPPE BOROUGH
PLANNING COMMISSION MINUTES
AUGUST 18, 2009**

WORK SESSION:

Chairman Shawn Skelly called work session to order at 6:30 PM

389 West Main Street:

Applicant came before Planning Commission seeking conditional use for establishing a Music School & retail store on first floor. Second floor is to remain a residence. Manager Tommy Ryan reported that plan has been reviewed by Montgomery County and John Sartor and we have received the review letters. Mr. Ryan presented aerial view of property and only concern was the parking area. Mr. Ryan identified 19 spaces which would meet our requirements.

Applicant reported the school would have a maximum of 6 students per hour and the retail store would be selling mostly to students rather than the general public. They would be open from 3:30 to 9:00 for after school students. Mr. Headman asked about noise, such as drums. Applicant said they use electronic drums and volume is turned down. The main studio of the building will have sound proofing. He also stated there are no plans to alter the building or parking lot.

Mr. Brett Yeagley asked if landscaping would be required. Mr. Ryan stated that this is not a land development and therefore the tenant would not be required to do any landscaping.

The owner of the property was there and wanted to be sure the conditional use request would not affect past uses such as residential or retail. It was confirmed that it would have no effect.

Stearly Amendment:

Manager Tommy Ryan reported that the conditional use application was being amended to make sure the official record reads that the traffic signal be the Developer's responsibility and not the builder or Home owners. Ed Milligan said they never came back to PC with colored renderings for buildings, which is requested for Village Commercial. Mr. Ryan will ask owner about the color scheme.

Session adjourned at 7:30

MONTHLY MEETING:

Regular meeting was called to order at 7:30 by Chairman Shawn Skelly. Mr. Skelly led the Pledge of Allegiance.

Roll Call:

Present: Ed Milligan, Shawn Skelly, Brett Yeagley, Wayne Headman, and Tommy Ryan
Excused: Dave Oronato, John Sartor, Fred Schutz and Michele Monaco.

Motion to approve the minutes of the July 21st meeting was made by Wayne Headman and seconded by Ed Milligan. Motion passed.

389 West Main Street - Chairman Skelly reported that as previously discussed in work session, we have the proper parking requirements and asked for a motion to recommend to council to approve the condition use request. Wayne Headman so moved, Brett Yeagley seconded and motion carried.

Stearly Amendment – Per work session discussion, it was recommended that Council clarify that the Developer and not the property owner be responsible for the traffic light. Brett Yeagley so moved and Ed Milligan seconded – motion carried.

There was no New Business

Old Business:

Mr. Ryan reported the re-codification of ordinances will be complete by September 1st 2009

Mr. Ed Milligan asked if anything has come before council regarding the pathways into Rambo Park. Mr. Ryan reported that parking lot and tot lot will be finished by October. Discussion ensued regarding possible trails to access Rambo Park from nearby communities. Mr. Brett Yeagley brought up Mayor Connie Peck's concerns about pellet or paint ball guns but so far nothing has been done.

Meeting adjourned at 7:40 PM

Respectfully Submitted:

Vordea Mingis
Secretary