

MINUTES OF THE MEETING OF  
**BOROUGH OF TRAPPE PLANNING COMMISSION**

February 17, 2009

**Work Session**

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

1. Historic Preservation and Overlay District Ordinances

Mr. Skelly suggested we review possible opt-in & opt-out provisions and reiterated his conversation with Mr. Dave Kimmerly and Matt Schelly from Montgomery County Planning Commission, regarding the potential cost of any impact study that would be required. Mr. Skelly stated that the home owner consult a historic preservation specialist who would limit the cost of the study to under \$500.00.

A general discussion ensued regarding the opt-in & opt-out choices. It was noted that Main Street would not be affected because they are within the current Village Commercial and are already protected. Wayne Headman stated that after soliciting input from the public, there is evidently not much interest in adopting the plan so why do it. We have only had one homeowner attend any of the meetings. It was noted that we need additional verbiage in the ordinance in order to recommend it to council.

2. Driveway Compaction Specifications

Question arose as to what can be done to insure driveways are installed properly. Wayne Headman asked if a problem arose what success has there been to go after the builder. Mr. Sartor replied that the ordinances do not require driveways to be inspected in order to escrow funds. The ordinances only address public areas and areas within the borough right of ways. It does not include private driveways to be inspected or monies to be withheld in an escrow account.

Mr. Sartor suggested we could add wording that driveway compaction testing is required and results provided to the borough. The builder could be required to make sure that driveways be the same density as roadways.

Work session was adjourned at 7:15 PM

---

The regularly scheduled meeting of the Planning Commission was called to order by Shawn Skelly, acting Chairman, at 7:30 PM.

Mr. Skelly led the Pledge of Allegiance.

Roll Call by Secretary: Present – Ed Milligan, Shawn Skelly, Brett Yeagley, Wayne Headman, Michele Monaco, Engineer John Sartor, and Councilman Fred Schutz. Excused were Solicitor Dave Onorato and Borough Manager Tommy Ryan.

Mr. Skelly asked if there were any corrections to the Dec. 16, 2008 minutes. Mr. Yeagley stated Mary Lou Lowrie's name was spelled wrong. Wayne Headman moved to accept the minutes as corrected, Brett Yeagley seconded, Minutes were approved as corrected.

Reorganization –

Mr. Skelly opened the nominations for Chairman. Mr. Wayne Headman nominated Shawn Skelly, Ed Milligan seconded. There being no further nominations, Mr. Shawn Skelly was elected as Chairman unanimously.

Mr. Skelly asked for nomination for Vice-Chairman. Mr. Ed Milligan nominated Wayne Headman. Mr. Brett Yeagley seconded. There being no further nominations, Mr. Headman was unanimously elected as Vice-Chairman.

It was also noted that Michele Monaco was appointed as a member of the Planning Commission.

Historic Preservation and Overlay District Ordinances

Chairman Skelly said he would talk to Borough Manager, Tommy Ryan, in order to have the solicitor add language to address the opt-in, opt-out provision similar to what Upper Dublin for recommendation to Council.

Mr. Schutz asked if 1900 was established as the year houses would be considered in the proposed Overlay. Mr. Skelly concurred that was the recommended year. Mr. Schutz also asked about the projected cost of impact studies. Mr. Skelly responded that Mr. Dave Kimmerly from Montgomery County Planning Commission suggested the homeowners use a Historic Preservation Specialist so that it would not be more than \$500.00. Chairman Skelly suggested adding language to the ordinance that Homeowners use a Historic Preservation Consultant with credentials from the Department of Interior as they are limited to what can be charged. No more than \$500.00. It was also noted that an impact study is not mandatory, only if the Planning Commission recommends it.

Mr. Schutz stated that our current Village Commercial Zoning takes precedent over the overlay. It covers 500 feet off Main Street and currently there are 45 structures covered. Approximately 24 structures are outside of the Village Commercial Zoning.

In regards to the opt-in and opt-out provision, it was discussed that all structures 1900 and before would be in and if the current owner wants to opt-out they would have to come in and request that. Mr. Bruce Hedin from the audience personally apposes that; he doesn't feel all property owners that would be affected have been informed or aware of the proposed ordinance.

Mr. Brett Yeagley is still concerned about the long term financial impact of homeowners. He feels that any type of restrictions on the property would make it worth less.

Chairman Skelly suggested we include the proposed language for opt-in, opt-out in the proposal along with the impact study language. Then do a direct mail to proposed property owners before we make any recommendations to council. It was also suggested we invite Matt Schelly back to present the pros of adopting the plan again. Mr. Skelly also suggested we obtain knowledge from other districts like this on how it affects re-sale values.

#### Driveway Compaction Specifications

Mr. Brett Yeagley noted that we always want builders to be more responsible. Unless there is a significant push back regarding costs, new development and new residential construction should have language included in the ordinances in order to escrow funds to be certain they meet proposed compaction and drainage specifications.

Mr. Skelly suggested that we need some input from our solicitor and will approach Mr. Ryan with this issue.

#### New Business

Mr. Schutz reported that the Central Perkiomen Valley Regional Planning Commission will be meeting at Trappe this year. Two members from each Borough are asked to attend. He is the representative from Council and he would like to have one member from the Planning Commission be appointed to serve a two year term. Shawn Skelly would like to serve. Wayne Headman moved and Ed Milligan seconded to have Shawn Skelly be the Planning Commission's representative. Motion approved.

Shawn Skelly asked for input from the members to contact him regarding anything they would like to see on the 2009 agenda.

Meeting was adjourned at 8:30 PM.

Respectfully Submitted

Vordea Mingis

Recording Secretary

Approved: \_\_\_\_\_  
Tommy Ryan - Manager