

**MINUTES OF THE MEETING OF
BOROUGH OF TRAPPE PLANNING COMMISSION
July 21, 2009**

Work Session:

The regularly scheduled Work Session of the Trappe Planning Commission began at 6:30 PM.

Chairman Shawn Skelly went over property ordinance regarding construction of driveways. There was a brief discussion regarding if driveways were not constructed properly, the Engineer may require the applicant to remove the stone and do it correctly.

Borough manager, Tommy Ryan, announced that the developers of 115 Main Street wants approval for conditional use and he does seek a variance for a 10 foot setback rather than the 20 foot set back that now exists. Mr. Ryan did say developer will be back to the PC with full plans at a later date. It was discussed that the possibility of shared access to property be explored with neighbor. Current occupant is an Optometrist and Trappe Family Eye Care in the Trappe Shopping Center is looking for larger space and is the proposed buyer. They need zoning relief and conditional use approval before more extensive plans are prepared. This is in Village Commercial Zoning and they have prepared an artist rendering to show that the new building will be similar to other Main Street buildings. The proposed new owner is planning on renting 2nd floor as professional office space. It was noted that some trees may have to be removed and be replaced elsewhere.

Plan Review

Chairman Shawn Skelly called the regular meeting of the planning commission to order at 7:30 PM. He led the Pledge of Allegiance.

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

Chairman Skelly called for approval of minutes – motion approved.

Chairman Skelly reiterated that Manager Tommy Ryan recommends we approve the conditional use requested by Attorney Tom Keenan for the property located at 115 Main St. Mr. Keenan gave a brief overview of who the new owners would be and what they anticipated the new building would look like. It was asked if the possibility of a shared driveway was feasible. Mr. Keenan said no, the neighbor would not be interested. Since this was previously discussed in the workshop, there were no other questions and Ed Milligan moved to recommend to Council that the Conditional Use be approved. Michelle Monaco seconded. Motion carried. The next step for the new owners would to present their plans and requests to the next zoning hearing in August.

Chairman Skelly requested the new Ordinance regarding driveway construction be approved. Wayne Headman moved to approve and Michelle Monaco seconded. Motion carried.

There being no new business or old business, Wayne Headman moved to adjourn. All approved and meeting was adjourned at 7:40 P.M.

Respectfully submitted:

Vordea Mingis, Secretary