

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

November 17, 2009

**WORK SESSION**

The Work Session meeting of the Trappe Borough Planning Commission was called to order at 6:30 p.m..

**CUA 2009.4 – 430 West Main Street (Mirabile):** Mr. Ryan provided an overview of a conditional use application to establish a restaurant use at an existing storefront in the small shopping complex adjacent to the Trappe Tavern. Mr. Ryan noted the only substantive concern was the adequacy of parking. Mr. Ryan noted the shopping complex and the Trappe Tavern share a 153-space parking lot. Inclusive the proposed restaurant, approximately 125 parking spaces are required for both the shopping complex and the Trappe Tavern.

E. Milligan asked if this will be a sit-down restaurant. Harry Mirabile, Applicant, confirmed this will be a sit-down restaurant.

M. Monaco inquired as to the restaurant location. Mr. Mirabile confirmed the restaurant will be situated between the Sherwin Williams paint store and the nail salon.

F. Schuetz inquired as to hours of operation. Mr. Mirabile noted the restaurant will be open from 10:00 a.m. to 10:00 p.m., seven days a week. F. Schuetz inquired as to the busiest hours of operation, and Mr. Mirabile confirmed this to be in the evening.

F. Schuetz asked if the restaurant will offer take-out food service. Mr. Mirabile confirmed the restaurant will offer take-out food service. B. Yeagley inquired as to dedicated parking spaces for take-out patrons. Mr. Ryan noted any dedicated parking would be provided by private agreement with the property owner.

F. Schuetz inquired as to employee parking. Mr. Mirabile confirmed restaurant employees will park in the rear of the shopping complex.

**LD 2009.2 – 123 West Main Street (Weber):** Mr. Ryan provided an overview of a land development application to construct an approximate 6,500 sf addition to an existing medical use and professional office use building at 123 West Main Street. Mr. Ryan noted the addition will likewise house medical and professional office uses, so conditional use approval is not required.

Susan Rice, engineer for the Applicant, reviewed the site plan.

Ms. Rice noted the Applicant would provide for tree replacement as required by ordinance. Ms. Rice stated she and the Borough Engineer will work to confirm the number of plantings to be provided by the Applicant. Ms. Rice and the Borough Engineer will likewise work to establish the number of bushes that may be planted in lieu of one (1) 2.5" caliper replacement tree.

B. Yeagley inquired as to site lighting. Ms. Rice confirmed the Applicant will comply with all lighting standards as required by ordinance.

F. Schuetz asked if the Applicant had reviewed the plan with his neighbors. Dr. Weber, Applicant, stated he enjoyed a long-term relationship with his neighbors, and will develop his property with their concerns and interests in mind.

Mr. Ryan noted the Applicant need obtain at least one variance as to parking area setback to a property line. After this relief is obtained, the plan will return to the Planning Commission for additional review.

General discussion was had as to the configuration of parking spaces. Mark Wallace, engineer for the Applicant, confirmed the two parking spaces closest to West Main Street will be removed. Ms. Rice stated the front-yard handicap parking space will be relocated to the side yard so to satisfy minimum the building-to-parking area setback at this location.

Ms. Rice inquired as to the dedication of right-of-way. Mr. Ryan stated the Borough will accept dedication of area to the ultimate right-of-way.

Ms. Rice inquired as to the provision of an aerial in lieu of a survey of features within 400 feet of the property boundaries. The Planning Commission was agreeable to allowing an aerial in lieu of said survey.

General discussion was had as to shared parking and driveway access. Mr. Ryan noted that, due to grades and the location adjacent property facilities, shared facilities at the subject property were not practical.

Jacob Malikkal, 115 West Main Street, inquired as to the pine trees at the east property line. Ms. Rice confirmed these trees would be removed.

F. Schuetz asked if the architecture as presented during the sketch plan presentation to Borough Council had changed. Mr. Wallace confirmed the architecture had not changed subsequent to this presentation.

**Additional Business:** F. Schuetz introduced Barry Flicker, a resident of the Rosewood subdivision, to the Members.

## MONTHLY MEETING

The regularly scheduled Monthly Meeting of Trappe Borough Planning Commission was called to order at 7:05 p.m..

**Pledge of Allegiance to the Flag:** The Pledge of Allegiance was led by F. Schuetz.

**Roll Call by the Borough Secretary:** Those present were Chairman Edward Milligan, Michele Monaco and Brett Yeagley. Also in attendance were Borough Council Liaison Fred Schuetz, Borough Engineer MaryLou Lowrie and Borough Manager Tommy Ryan. Vice-Chairman Wayne Headman and Planning Commission Secretary Vordea Mingis were excused absences.

**appointment of Chairman:** Mr. Ryan announced the resignation of Chairman Shawn Skelly, and requested the Planning Commission appoint a Chairman for this evening's meeting.

M. Monaco motioned to appoint Ed Milligan to the position of Chairman to the Planning Commission, second by B. Yeagley, all ayes. Motion carried 3 – 0.

**Minutes of the Meeting of September 15, 2009:** All received a copy of the minutes for the September 15, 2009 meeting.

M. Monaco motioned to accept the September 15, 2009 minutes as presented, second by B. Yeagley, all ayes. Motion carried 3 – 0.

**CUA 2009.4 – 430 West Main Street (Mirabile):** As to a conditional use application to establish a restaurant use at 430 West Main Street:

M. Monaco motioned to recommend Borough Council approve the proposed restaurant use at 430 West Main Street, as presented, second by B. Yeagley, all ayes. Motion carried 3 – 0.

### **New Business**

- There was no new business.

### **Old Business**

- There was no old business.

At 7:07 p.m., there being no additional business, a motion to adjourn was made by B. Yeagley, seconded by M. Monaco, all ayes. Motion carried 3 – 0.

Respectfully submitted,

Tommy Ryan  
Borough Manager / Borough Secretary