

Please sign

TRAFALGAR PLANNING COMMISSION MEETING – AUGUST 14, 2023

Vice Pres. Bryan Gregg called meeting to order at 6:11 P.M. Members present are Bryan Gregg, Mary Wilkerson, Mark Carpenter, Steve Scott, and Attorney Jacob Bowman. Kyle Siegfred was absent. Two seats are now vacant.

All recited Pledge to the American Flag.

Minutes were reviewed for April 10, 2023. Steve Scott made motion to accept minutes as printed after correcting spelling of Tim Guyer, while Mark Carpenter 2nd the motion. Motion passed 4-0. Minutes were signed.

NEW BUSINESS:

Bryan Gregg asked that we have a few moments of silence in memory of Tim Guyer, our member and town inspector, whom we lost recently. The Town has hired Chris Schiewer, as the new Town Inspector. He is under contract, but it is unclear whether he will be on the Planning Commission. His job description is still unknown until the Council Meets.

We still are looking to hire a Street Superintendent. We need several more on our boards. A Building Commissioner & Inspector pays approx. \$500 a month, in addition he makes \$45 for each regular inspection, \$65 for Commercial Inspections and \$200 for Court Appearances. Judy Lasiter who works in the Utility Office has been helping out. On new homes, we average at least 5 inspections a month with 7 inspections on each Permit, which equals 35 inspections.

Bryan Gregg brought up the Permits that the builders must get before they start their construction. Most of the time they are not posted at the site of construction. They are a bright yellow that states that ^{it's} to be posted on a conspicuous location on the premises until a certificate of occupancy is issued. Contractor or owner is responsible for seeing that all inspections are requested.

On the back is a place for all inspections to be signed and dated. Instructions are on the Permits and should be followed. We need to stress the importance of posting Permits for all to see. Judy fills out the application and the Inspector signs off after each job is completed.

Here is what is needed on each Permit:

Contractors are reminded that the Department of Planning & Zoning must be notified when work is ready for inspection. Please call 24 hours in advance to schedule inspections. This notification should be made by phone Monday through Friday between 8:00 A.M. and 12 Noon at 317-878-5194. Listed below are the required inspections:

FOOTING After trench is dug, but **BEFORE** concrete is poured.

ROUGH-IN

(electrical) After all boxes are set and wire is pulled, but **BEFORE** drywall and insulation are installed.

(plumbing) After lines are installed, but **BEFORE** drywall and insulation are installed.

(structural) After the roof, interior framing, and exterior framing is complete, but **BEFORE** drywall and insulation are installed.

FINAL After all improvements have been installed but prior to occupancy of the structure.

Bryan

If each job is not signed off on, the builders are required to pay for another inspection until the job is signed off on. After driving thru Wood Preserve (Arbor Homes), all new homes had their Permits visible, and Crest Ridge Estates (Beacon) did not.

Our Planned Unit Development will be on our agenda for September and Mixed Use and Non-Conforming Use, will be on agenda for October. We hope to have a hearing, and voting ready for November meeting.

Attorney Jacob Bowman has been working on our ordinance to cover mixed use zoning and planned unit development (PUD).

Board members are to study the draft of the Ordinance and be ready to suggest changes at our next months meetings. We want to Include what you want to see done in the future.

It was reported that the Brock house has been mowed, but the house on Illinois St. is still a problem.

Sign Permits for 2023

7/7/2023 SP-2023-1 Eric Eisenmenger 103 S St. Rd. 135 Sign

Sitework Permits - 0

Demolition Permits - 0

Building Permits - 22

4/12/2023	BP-2023-1	Arbor Homes	237 Drewood Dr.	Lot 26	New Residential
4/12/2023	BP-2023-2	Arbor Homes	635 Braxton St.	Lot 113	New Residential
	BP-2023-3	Lewis Denoon	18 Gloria Dr.	Lot 5	Metal Garage(var.)
	BP-2023-4	Kristopher Bohall	116 Herbert Ct.		Mini Barn (var.)
6/23/2023	BP-2023-5	Thomas Danz	706 W. Pearl St.		Driveway
5/5/2023	BP-2023-6	Arbor Homes	723 Derek Lane	Lot 50	New Residential
5/31/2023	BP-2023-7	Arbor Homes	617 Brian Way	Lot 63	New Residential
5/31/2023	BP-2023-8	Arbor Homes	269 Drewood Dr.	Lot 23	New Residential
5/31/2023	BP-2023-9	Arbor Homes	627 Derek Lane	Lot 38	New Residential
5/31/2023	BP-2023-10	Arbor Homes	113 Drewood Dr.	Lot 35	New Residential
6/14/2023	BP-2023-11	Arbor Homes	277 Drewood Dr.	Lot 22	New Residential
6/14/2023	BP-2023-12	Arbor Homes	229 Drewood Dr.	Lot 27	New Residential
6/14/2023	BP-2023-13	Arbor Homes	682 Brian Way	Lot 79	New Residential
7/14/2023	BP-2023-14	Core Concrete	17 Downing Dr.		Driveway
7/11/2023	BP-2023-15	Anthony Ankney	10 Spring Lake Dr.		Driveway
7/14/2023	BP-2023-16	CrestRidge Estates	Downing Dr.	Front Ent.	Elec. Upg
7/18/2023	BP-2023-17	Beacon Builders	30 Manchester Dr.	Lot 32	New Res.
7/21/2023	BP-2023-18	Arbor Homes	213 Drewood Dr.	Lot 29	New Res.
7/21/2023	BP-2023-19	Arbor Homes	671 Brian Way	Lot 69	New Res.
8/1/2023	BP-2023-20	Arbor Homes	674 Brian Way	Lot 80	New Res.

8/1/2023 BP-2023-21 Glue Lam Erectors 723 E. Park St. Pole Barn
7/13/2023 BP-2023-22 Arbor Homes 293 Drewood Dr. Lot 20 New Res.

Steve Scott made motion at 7:25 P.M. to adjourn, while Bryan Gregg 2nd the motion.

Next months meeting is September 11, 2023 at 6:00 P.M.

**Trafalgar Planning Commission
Meeting – August 14, 2023
Submitted by Mary Wilkerson**


These minutes were adopted and signed by the Trafalgar Planning Commission on this 11th day of September, 2023 in the Town Of Trafalgar, County of Johnson and State of Indiana.



President – Kyle Siegfred



Vice President – Bryan Gregg



Mark Carpenter

Steve Scott



Secretary, Mary Wilkerson