

Please sign

TRAFALGAR PLANNING COMMISSION MEETING – NOVEMBER 13, 2023

President Kyle Siegfred called meeting to order at 6:00 P.M. Member present are Kyle Siegfred, Mary Wilkerson, Mark Carpenter, Bryan Gregg and Attorney Jacob Bowman (non-voting). Jessica Jones and Steve Scott were absent.

All recited Pledge to the American Flag.

Minutes were reviewed for October 9, 2023. Mark Carpenter made motion to accept minutes as printed, while Kyle Siegfred 2nd the motion. Motion passed 3-0 with 1 abstaining. Minutes were signed.

BUSINESS:

At 6:05 p.m., a public hearing was opened for public input about Non-Conforming Use and Mixed Use Zoning Classifications. No members of the public wished to speak for or against the proposed changes and the public hearing was closed at 6:07 p.m. Following the close of the public hearing, the Plan Commission decided not to approve Non-Conforming Use and to recommend changes regarding Planned Unit Developments and Mixed Use zoning. The Plan Commission discussed allowing non-conforming use properties to keep their non-conforming use by applying for a Variance and allowing the BZA to decide whether to give approval.

After the public hearing and full discussion, Kyle Siegfred made motion to issue a favorable recommendation to the Town Council for Ordinance #2023-008 with modification as follows, striking the proposed new section 152.008, non-conforming use specifications, and adding new section on the mandatory development standards for the proposed 152.72 mixed-use district. Bryan Gregg 2nd the motion. Motion passed 4-0. The Town Council will address the Planning Commissions recommendations at Thursdays meeting.

Carrie Hogan asked that an alley attached to her property be closed. She has mowed and taken care of it, and no one ever uses it. She was told to look up on Beacon to help address the situation. Ms. Hogan stated that the alley is part of the Old Moore Addition which does not exist anymore. She also is inquiring how to divide a lot into two at 202 S. Houghland, so that part of it can be sold. Ms. Hogan was directed to file a Petition for Vacation of the alley, and a Petition for Subdivision and to seek legal counsel if she needed assistance. No Petition was pending before the Plan Commission and therefore it had no decision to make.

Bryan Gregg, the Town’s Building Commissioner and Zoning Officer reported that he had investigated 67 properties since taking office. Property owners are starting to comply with the Town’s land use ordinances. He will continue to update the Plan Commission on his progress.

BUILDING PERMITS:

| | | | | | |
|------------|------------|-------------------------------|-------------------|--------|-----------------|
| 10/4/2023 | BP-2023-33 | Arbor Homes | 698 Brian Way | Lot 77 | New Residential |
| VOID | BP-2023-34 | Gary Fultheim/ Dollar Tree | 110 S St. Rd. 135 | | Elect. Upgrade |
| 10/30/2023 | BP-2023-35 | Beacon Builders | 59 Manchester Dr. | Lot 74 | New Residential |
| 10/30/2023 | BP-2023-36 | Beacon Builders | 48 Manchester Dr. | Lot 41 | New Residential |
| 11/0-2023 | BP-2023-37 | Arbor Homes | 185 Drewood Dr. | Lot 32 | New Residential |
| 11/9/2023 | BP-2023-38 | Arbor Homes | 121 Drewood Dr. | Lot 34 | New Residential |
| 11/2/2023 | BP-2023-39 | Mr. Quik | 19 Gloria Dr. | | Elec. Upgrade |
| 11/9/2023 | BP-2023-40 | Arbor Homes | 642 Brian Way | Lot 84 | New Residential |
| | BP-2023-41 | Arbor Homes | 695 Brian Way | Lot 72 | |

Kyle Siegfred made motion to adjourn at 7:07P.M., while Mark Carpenter 2nd the motion. All approved.

Next meeting is December 11, 2023 at 6 PM.

**Trafalgar Planning Commission
Meeting – November 13, 2023
Submitted by Mary Wilkerson**

