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TRAFALGAR PLANNING COMMISSION MEETING – OCTOBER 9, 2023

President Kyle Siegfred called meeting to order at 6:15 P.M. Member present are Kyle Siegfred, Mary Wilkerson, Mark Carpenter, Jessica Jones and Attorney Jacob Bowman was present by way of telephone. Steve Scott and Bryan Gregg was absent.

All recited Pledge to the American Flag.

Minutes were reviewed for September 11, 2023. Jessica Jones made motion to accept minutes as printed, while Kyle Siegfred 2nd the motion. Motion passed 4-0.

BUSINESS:

Jacob Bowman discussed changes to the fees and permits schedule, and that the Town has been under collecting fees for some time. Recommendations for Building Permits and Enforcement of Nuisance Ord. infractions, building code issues, and etc., are ready for Town Council to review and update at the upcoming Town Council meeting. In addition to Building permits and building code regulations, zoning violations have not been enforced with rigor, and the town has lost money by failing to exercise its policy powers and enforce fines.

Bryan Gregg has shown interest in the Building Commissioners Job. He has been finding violations thru out the past few weeks in his own time.

Discussion on Non-Conforming use was next on the Agenda. In many cases, non-conforming uses have already been grandfathered in. Should the Town move forward with the option of giving all Town residents notice of the ability to "apply" for non-conforming use, the Town should still have a review of each proposed non-conforming use prior to allowing it to continue. While discussing, it was decided that a mailing explaining non-conforming use would be necessary, so that every address in Town will have the opportunity to apply. There was a

discussion held about allowing every non-conforming use to be grandfathered in and the detriment it could have on the Town.

In filling Plan Commission vacancies, it was discussed that someone from the Fire Dept. would be a good fit.

The Plan Commission plans to adopt changes to the zoning ordinance and send to Town Council for final approval. A public hearing is planned for November 13, 2023, allowing public input on zoning amendments changes. Following the November 13th Plan Commission meeting the Town Council will meet, on November 16, 2023, for final approval of any changes.

BUILDING PERMITS:

09/21/2023 Residential	BP-2023-30	Arbor Homes	651 Derek Lane	Lot 41	New
9/26/2023 Residential	BP-2023-31	Robby Bryant	1623 W 400 S		New
10/4/2023 Residential	BP-2023-32	Arbor Homes	221 Drewood Dr.	Lot 28	New
10/4/2023 Residential	BP-2023-33	Arbor Homes	698 Brian Way	Lot 77	New
	BP-2023-34	Gary Fultheim/ Dollar Tree	110 S St. Rd. 135		Elect. Upgrade

Kyle made motion to adjourn at 7:15 P.M., while Jessica Jones 2nd the motion. All approved.

Next meeting is November 13, 2023.


**Trafalgar Planning Commission
Meeting – October 9, 2023
Submitted by Mary Wilkerson**

These minutes were adopted and signed by the Trafalgar Planning Commission on This 13th day of November, 2023 IN THE Town of Trafalgar,

County of Johnson and State of Indiana.




President - Kyle Siegfried




Vice-President - Bryan Gregg



Mark Carpenter



Steve Scott



Jessica Jones



Secretary, Mary Wilkerson