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TRAFALGAR PLANNING COMMISSION MEETING – SEPTEMBER 11, 2023

President Kyle Siegfred called meeting to order at 6:00 P.M. Member present are Kyle Siegfred, Mary Wilkerson, Mark Carpenter, Bryan Gregg, Jessica Jones and Attorney Jacob Bowman was present by way of telephone. Steve Scott was absent.

All recited Pledge to the American Flag.

Minutes were reviewed for August 14, 2023. Bryan Gregg made motion to accept minutes as printed, while Mark Carpenter 2nd the motion. Motion passed 3-0. Recused 2-0, due to not being present.

BUSINESS:

Procedures for the issuance of permits was the first discussion. It was noted, new town inspector, Chris Schiewer, was doing well, but still settling into the job. Judy Lasiter is helping when she can, and we are sorting out who is supposed to complete each job. It was noted that the previous building inspector, Tim Guyer, handled more jobs than should have been required of a building inspector, creating difficulties in the performance of all duties. Example: Enforcement of Nuisance Ord. infractions, building code issues, and etc.

Next up was Mailboxes for new construction. The Post Office has informed Arbor Homes that they will not add more direct stops to their mail routes. The Town will not undertake an obligation to enforce agreements between private parties, the issue here is between the Post Office and Arbor Homes.

Next on Agenda, was Filling Plan Commission Vacancies. The job of Street Commissioner & Utility Superintendent, are both available for the Town. The vacancies on the Plan Commission are required to be filled by either a town employee or elected official. Jessica Jones, as an elected official, is filling a void in members until either or both jobs are filled.

Mixed use development was discussed for new development and redevelopment activities in the downtown area and SR 135 to allow for residential and commercial activities on the same parcel.

Planned Unit Development District "PUD". An example was the Elementary School, with living quarters, restaurant, and apartments. It was decided that if rules are not followed, punishment should follow. With violations, we should follow with a STOP WORK ORDER and or fines. Similar to the enforcement opportunities provided for failing to adhere to variance approvals and denial, if a PUD plan is not followed, fines may be levied, and structures may be demolished as appropriate.

Bryan Gregg has been checking to see if Building Permits are visible at all work sites, and they are not. Fines should be issued if permits are not posted. Arbors Homes had most of the permits posted, but Beacon Builders' Building Permits, were not visible. A fine of \$100 was assessed by the Town against Beacon Builders, for not having building permit visible.

Bryan Gregg and Steve Scott have shown interest in sharing the Building Commissioners Job. Bryan inquired how to go about letting the Council know of their interest and how to fill out application. Steve Scott is gone during at least 4 winter months and Bryan Gregg will do it during those months. They just want to know if that will be a possibility. Filling of the Building Commissioner vacancy will be discussed at the next Council Meeting.

The car lot north of Casey's has changed ownership. Discussion was held on the new owner applying for two variances for the parcel: (1) Variance of use for the car lot, (2) variance of use to allow a residence to be situated on the same parcel as a business. The variance request shall come with a plan of operation, including but not limited to, the hours of operation and the number of cars present on the lot at any one time.

It was reported that more storage lots are going in back of Mexican Restaurant. Another 1-1/2 acres have been purchased for the project.

Farm Bureau has installed a new sign without getting a Sign Permit. Bryan was going to stop by and tell them they were going to be fined \$200, plus the cost of the permit.

A discussion about the \$25 Sign Permit charge is probably too low and should be increased.

Dollar Tree is planning to open a new store in the old Family Dollar Building.

BUILDING PERMITS:

08/23/23	BP-2023-23	Arbor Homes	285 Drewood Dr.	Lot 21	New Residential
9/1/23	BP-2023-24	Robby Bryant	150 West		Pole Barn
9/1/23	BP-2023-25	Arbor Homes	245 Drewood Dr.	Lot 25	New Residential
9/1/23	BP-2023-26	Arbor Homes	613 Braxton	Lot 111	New Residential
9/1/23-	BP-2023-27	Arbor Homes	118 Elliott Ave.	Lancaster	New Residential
	BP-2023-28	Danialle Lartz	110 S .SR 135		Storage
	BP-2023-29	Nathan Decker	150 West		New Residential

Kyle made motion to adjourn at 7:15 P.M. All approved.

Next meeting is October 9, 2023.

**Trafalgar Planning Commission
Meeting – September 11, 2023
Submitted by Mary Wilkerson**

These minutes were adopted and signed by the Trafalgar Planning Commission on This 9th day of October, 2023 IN THE Town of Trafalgar, County of Johnson and State of Indiana.




President – Kyle Siegfred



Vice-President – Bryan Gregg



Mark Carpenter



Steve Scott

Mark Carpenter

Mark Carpenter

Steve Scott

Steve Scott

Jessica Jones

Jessica Jones

Mary Wilkerson

Secretary, Mary Wilkerson