

TRAFALGAR PLANNING COMMISSION MEETING – AUGUST 10, 2020

President Kip Payton called meeting to order at 6:00P.M. Members present are Kip Payton, Lee Rodgers, Sonya Krejci, Mary Wilkerson, Kyle Siegfred, Mark Carpenter, Tim Guyer and Attorney John Young.

All recited the Pledge to the American Flag.

The minutes from March 9, 2020 were reviewed. Lee Rodgers made motion to accept the minutes as written. Sonya Krejci 2nd the motion and all approved. Minutes were signed.

NEW & OLD BUSINESS:

Glue-Lam – OK

Masterpiece Vintage Cars - There was a big discussion about their permitted use of the property. There have been complaints about the number of cars on the property. They need to attend the September meeting to answer questions and see if a variance is needed.

Southern Comfort – Tim Guyer & others did a walk-thru at Southern Comfort. Tim requested proof of the fire marshals inspection and did not receive it. He also needs to get on the September agenda to answer questions of the buildings uses. He is not in compliance on several issues and needs to get the rezoning changed, as he was requested to do so last February or March. He is renting out apartments, which is not legal. Patience is running out on him. He needs to do what is requested or be shut down.

BULDING PERMITS:

4/7/2020	BP2020-08	Robert Tow	114 Elliot Ave.
4/17/2020	BP2020-09	White Oak	662 S. Sobota Way
4/17/2020	BP2020-10	White Oak	639 N. Sobota Way
4/24/2020	BP2020-11	Everett Homes	203 Virginia St.

4/29/2020	BP2020-12	John Hast	23 Watson Dr.
5/26/2020	BP2020-13	Embrey Const.	105 Elliot Ave.
5/26/2020	BP2020-14	Embrey Const.	103-Elliot Ave.
5/26/2020	BP2020-15	Embrey Const.	104 Elliot Ave.
5/26/2020	BP2020-16	Embrey Const.	102 Elliot Ave.
6/22/2020	BP2020-17	John Hast	29 Watson Dr.
6/22/2020	BP2020-18	Hagerman (NHJ)	802 S. Indian Creek Dr.
6/12-2020	BP2020-19	Marshall Royalty	208 S. Illinois
6/17/2020	BP2020-20	White Oak	670 N. Sobota Way
6/17/2020	BP2020-21	Everett Homes	103 Steeplechase Ct.
7/15/2020	BP2020-22	Rafferty Construction	802 S. Indian Creek Dr.
6/29/2020	BP2020-23	White Oak Construction	638 N. Sobota Way
7/7/2020	BP2020-24	CFH Enterprises	McDonalds
	BP2020-25	Bruce Brock	7 Watson Dr.
	BP2020-26	John Hast	25 Watson Dr.
7/28/2020	BP2020-27	White Oak	635 S. Sobota Way
	BP2020-29	AAPCO Southeast Inc.	211 S. State Road 135
8/6/2020	BP2020-30	White Oak Const.	654 S. Sobota Way

SIGN PERMITS:

3/12/2020	S2020-01	Hutchison Sign Co.	706 W. Trafalgar Pointe Way
	S2020-02	Everett Homes LLC	Crest Ridge Estate

GOLF CART PERMITS: None

SOLICITATION PERMITS: None

ADDITIONAL QUESTIONS AND DISCUSSIONS: None

Trafalgar Planning Commission
Meeting – August 10, 2020
Submitted by Mary Wilkerson

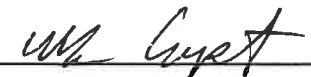
These minutes were adopted and signed by the Trafalgar Planning Commission on this 14th day of September, 2020 in the Town of Trafalgar, County of Johnson and State of Indiana.




President, Kip Payton ✓




Vice-President, Lee Rodgers ✓



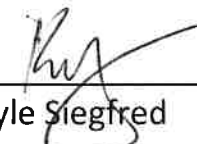
Mark Carpenter ✓




Sonya Krejci ✓



Tim Guyer ✓



Kyle Siegfred



Secretary, Mary Wilkerson

To the planning and zoning commission in regards to the new zoning on the former Indian Creek Elementary school:

On behalf of Trafalgar Christian Church, we would like to state our input on the matters of rezoning. Over the past year Mr. Lochard the lessee of the Elementary owned by Brian McDonald has shown negligence in using our property.

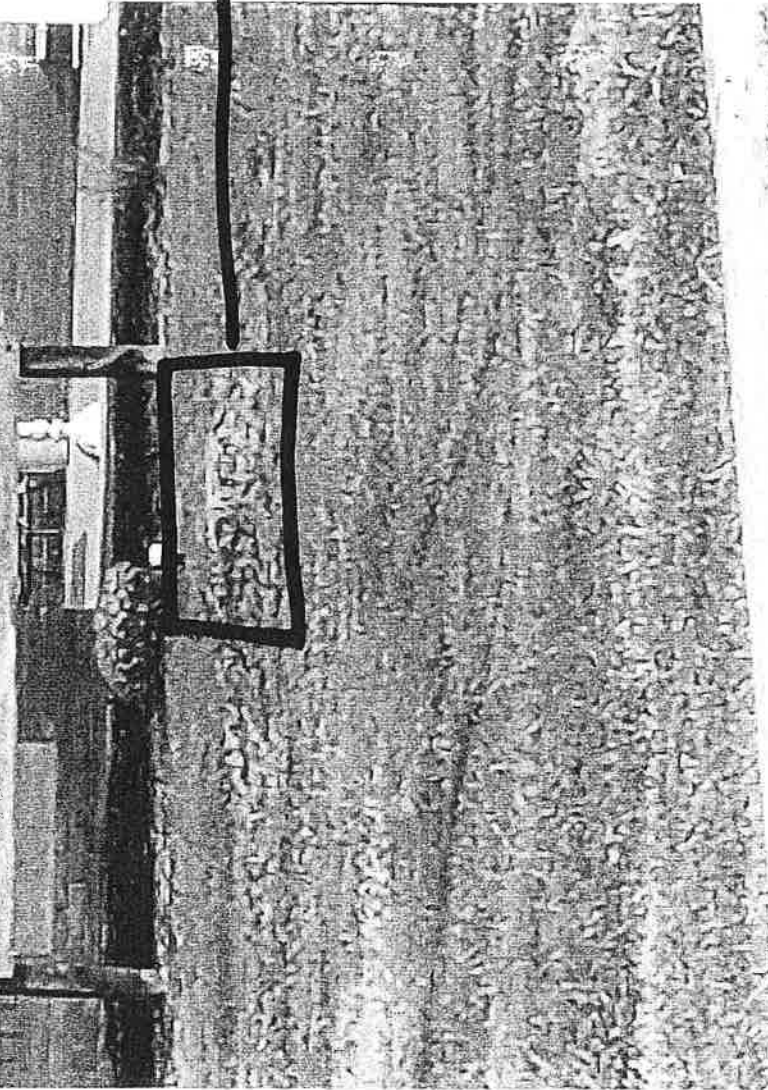
- The first time we spoke with Mr. Lochard, a trustee, went to speak with him at his old place of business to discuss the parking lot and our annual car show. Mr. Lochard told him that he didn't want us to use his side because he would lose business.
- The second time we spoke with Mr. Lochard was his first day of business and our parking lot was filled with his customers' cars, making it difficult for our elderly members to park near the church. Two members of the church went to talk to Mr. Lochard to no avail.
- The following week two members sat down with Mr. Lochard and his mother to discuss the parking lot usage. We discussed that the church would park a different direction to accommodate Mr. Lochard, and we also changed the way our preschoolers are dropped off and picked up at the church. The church and the preschool changed to fit Mr. Lochard's needs. We also discussed Mr. Lochard signing indemnification paperwork, stating the church will be held harmless if any of his customers were to get hurt using our sidewalk which they must use to get to his establishment or if they were to get hurt in our parking lot. Our sidewalk also is key to Mr. Lochard being able to open, since we have the handicap accessibility for his business. Mr. Lochard at that time said that wouldn't be a problem.
- The first week of February Mr. Lochard was presented with the paperwork from our lawyer, and was asked to look it over and get back with us. After that week our trustee went back to get the paperwork. Mr. Lochard's mother came out to tell him that they will not be signing the paperwork. (we will get back to indemnification paperwork) as this statement is in accordance to a timeline.

We want to be a good neighbor and have been, by showing we are willing to change the way we park and drop off preschoolers. Mr. Lochard seems to have no regard for property, he uses our property at his will, for his business, and does not communicate with us like we discussed in June. On three Sundays, between June and July, our parking lot was being used by his customers. After the first Sunday, our minister went to Mr. Lochard and told him we would have to rope off our side so our members could have parking. In all of these instances as a church we have let this happen and turned our cheek, but we will not be able to turn the cheek forever. The church's insurance company wants us to shut down the parking lot, as well as our lawyer. If zoned correctly, we feel that we will still just be taken advantage of by Mr. Lochard and his business. We have been in the community for 175 years and have worked with the school, little league, boy scouts and girl scouts. We want to continue to work with the community, but it is hard when the lessee of the building next door becomes an uncooperative neighbor. As a neighbor we want what's best for the community, for us as a church to make sure we are protected from lawsuits, a working relationship with a neighbor who will be mindful and communicate with us when they need to use our property. The lessee of the Elementary at this time does not possess those qualities. Thanks for your time and consideration of these comments.

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CAFE • PIZZA • ICE CREAM



The Church's
tree

