

Trafalgar Board of Zoning Appeals

Meeting – March 8, 2021

CALL TO ORDER

President Sonja Krejci called to order the meeting of the Board of Zoning Appeals at 6:27 P.M. on March 8, 2021 at Trafalgar Town Hall.

ROLL CALL

Sonja Krejci conducted a roll call. The following persons were present:

Sonja Krejci
Sandy Bennett
Kyle Siegfred

Tyler Church
John Young, AAL

All recited the Pledge of Allegiance to the flag.

APPROVAL OF MINUTES FROM LAST MEETING

Sonja Krejci made motion to accept minutes as written. Sandy Bennett seconded the motion. Sonja Krejci and Sandy Bennett signed. Kyle Siegfred and Tyler Church abstained from signing the minutes from the previous meeting.

OLD BUSINESS

SE2019-01: Town of Prince's Lakes - Attorney J. Lee Robbins

State Road 252 & County Road 150 West

The Prince's Lakes Water Utility seeks approval to construct a water tower on the subject property.

J. Lee Robbins, AAL, stated that public utilities are exempt from zoning and that no statutory grounds or standards need to be met. Sonja Krejci asked what the new water tower would do for the town of Trafalgar. L. Lee Robbins answered that it will improve water delivery. There will be 2 lines underground for better pressure, no drop in capacity or undermine ability to fight fires or help to cover if there is a significant leak. The new tower will also help to supply Trafalgar as the need grows. Tyler Church agreed that the benefits the town. There was a question as to what name will be put on the tower and there would be approval prior to putting any name on the tower.

Kip Payton made motion to grant approval to Prince's Lakes Water Utility with exception that the consult the town of Trafalgar regarding the name to be placed on the tower. Dennis Brownfield seconded and the motion passed.

NEW BUSINESS

Board Nominations: Sandy Bennett made motion to nominate Sonja Krejci for President. Tyler Church seconded. All approved.

Sandy Bennett nominated Tyler Church for Vice President. Kyle Siegfred seconded. All approved.

Kyle Siegfred nominated Sandy Bennett for Secretary. Tyler Church seconded. All approved.

Section 152.057 of the Trafalgar zoning Ordinance: James Lochard by Russell brown, AAL: Owners Brian and Stephanie MacDonald request to legally establish residential use of portion of building (approx.. 17,000 sq ft as shown on the attached site plan) for two dwelling units. Will allow for the viability of historic structure in a way that promotes responsible redevelopment without impact on surrounding properties.

Steve Scott, property owner directly east of the subject property, expressed concerns that the property should remain commercial only and no renters. He is concerned about trash, vehicles, etc.

Sonja Krejci closed public meeting. Open to board for discussion. Discussion to approve request for two dwelling units and no contingencies or with contingencies.

Kyle Siegfred made motion to approve motion variance for residential use of school property with the following contingencies and commitments:

- Occupancy rates set for limit of two units for whole building with one nuclear family per unit
- State fire marshal and homeland security report made available within 30 days
- The town will inspect residential portion of property within 30 days
- Owner to remedy any violations within 60 days from date of notice

Tyler Church seconded and the motion passed.

ADJOURNMENT

Kyle Siegfred made motion to adjourn at 7:31 P.M. and Tyler Church seconded the motion.

These minutes were adopted and signed by the Trafalgar Board of Zoning Appeals on

this 13th day of DECEMBER 2021.

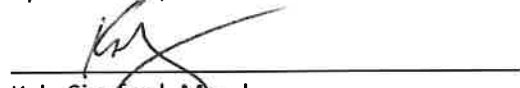


Sonja Krejci, Member



Sandy Bennett, Member

Tyler Church, Member



Kyle Siegfred, Member

Minutes submitted by: Sandy Bennett

Minutes approved by: _____