

# TRAFALGAR PLANNING COMMISSION MEETING – JANUARY 11, 2021

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Vice President Lee Rodgers called meeting to order in absence of President Kip Payton at 6:00 P.M..

Members present are Lee Rodgers, Sonya Krejci, Mary Wilkerson, Mark Carpenter, Tim Guyer. Attorney John Young was present by way of phone.

Lee Rodgers immediately turned meeting over to John Young, by way of telephone, to elect officers for this year.

All recited the Pledge to the American Flag before starting nominations.

Lee Rodgers nominated Kyle Siegfred for President. Since Kyle was absent, Lee sent a text about his nomination and Kyle accepted. All approved. Mary Wilkerson nominated Lee Rodgers for Vice President and Sonya Krejce 2<sup>nd</sup> the motion. Nominations were closed. All approved Lee to be our Vice President. Sonya Krejci nominated Mary Wilkerson for Secretary and Mark Carpenter 2<sup>nd</sup> the motion. Nominations were closed. All approved Mary to be the Secretary.

The minutes from October 12, 2020 were reviewed. Sonya Krejci made motion to accept minutes as written. Tim Guyer 2<sup>nd</sup> the motion and all approved. Minutes were signed.

## **NEW BUSINESS:**

Lee Rodgers reported that Kip Payton was resigning his tenure on the Planning Commission due to health reasons. He said he needs to concentrate on his health. It will be up to the Council to appoint someone to replace Kip on the Planning Commission. He will certainly be missed.

Lee Rodgers brought up Southern Comfort. Town Attorney Wm. Barrett and the attorney for James Lochard are going to have to agree on what is to be done. Mr. Lochard has been residing there and renting space for the last year against zoning

rules. Mr. Lochard must agree to meet all regulations agreed upon or be evicted. Patience is running out. He was told he would need to apply for a variance. As of the first of this year he has done nothing to get it started.

Arbor Homes is developing the land north of the Dollar General. Lee Rodgers and Tim Guyer agree that the Comprehensive Plan needs to be updated before the development is approved. It was last approved in 2010 and needs to be updated. Time is limited, since he wants approval by the March meeting and that does not leave much time. It was suggested that The Planning Commission make a list of things we want Arbor Homes to implement and see if they will agree, such as lot size, whether brick or stone should be used, and etc. Tim thought we should look at other small towns (such as Bargersville) to see what they are doing.

Fisher Construction has updated their Development Site. They are ready to move forward with the Drainage Engineer.

There were questions about the new Princes Lakes Water Tower. Lee Rodgers was asked if it would improve our water pressure and he said no, only if there is high usage would it affect Trafalgar Water Pressure.

Next meeting is February 8, 2021 at 6:00 P.M.

Mark Carpenter made motion to adjourn at 6:38 P.M., while Sonya Krejci 2<sup>nd</sup> the motion. All approved.

**Trafalgar Planning Commission  
Meeting – January 11, 2021  
Submitted by Mary Wilkerson**

These minutes were adopted and signed by the Trafalgar Planning Commission on this 8<sup>th</sup> day of March, \_\_\_\_\_ in the Town of Trafalgar, County of Johnson and State of Indiana.

  
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President, Kyle Siegfried

  
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Vice-President, Lee Rodgers

Mark Carpenter  
Mark Carpenter

Sonya Krejci  
Sonya Krejci

Tim Guyer  
Tim Guyer

Mary Wilkerson  
Secretary, Mary Wilkerson