

please sign

TRAFALGAR PLANNING COMMISSION MEETING – July 12, 2021

President Kyle Siegfred called meeting to order at 6:00 P.M.. Members present are Kyle Siegfred, Lee Rodgers, Mary Wilkerson, Mark Carpenter, Steve Scott, Tim Guyer & Attorney John Young. Sonya Krejci was absent.

All recited Pledge to American Flag.

President Kyle Siegfred called Public Hearing to order for Arbor Wood Preserve Subdivision . Engineering Manager for Arbor Homes led a discussion about the Subdivision, stating that there is plans for 145 homes, with lot widths varying from 50' to 63' wide. The houses will be built on 25' setbacks. Streets will be 28' back to back. This was an agreed upon change prior to the meeting. Their submitted plans show 26', but they agreed to make them 28'. They are not developing the commercial area that is off of 135. It is expected to have two entries, with one where Nathan Dr. exists and another one north named Braxton, after in-dot approves it. There will be a detention lake on the northeast side.

Kyle Siegfred opened floor to the public.

Chuck Johnson, representing the HOA of White Oak Commons, had questions about water and how many leads the development would have. He was told there would be two different leads. It was explained that Wood Preserve would have two leads. One of which will come from White Oak. This will be a big benefit to White Oak as now they have a loop system for water and not just rely on the one main coming off of 135.

Richard Hanlin talked about growth and how happy he was about it. He hoped driveways were big enough for several cars, so people would not have to park on street.

Carolina Pair, also from White Oak, was concerned about lot widths.

Rosanna Browning asked about price range and if there would be an HOA for the Wood Preserve subdivision. She was told probably \$200,000 to \$250,000, with HOA starting up after 80 to 90% of the houses are completed.

Mark Bowman, owner of Tram Realty, stated being happy about growth in Trafalgar. He ~~wanted~~^{wanted} a little more clarification on where the second entrance would be added. Arbor homes stated it would be 650-700 north of Nathan Drive.

Kyle closed public hearing at 6:36 P.M.

Lee Rodgers made the motion that "we give a favorable recommendation to the Trafalgar Town Council for the Arbor Homes Wood Preserve subdivision primary plat with the condition of making the road 28' back to back." Steve Scott 2nd the motion. A poll of votes was taken, with all in favor.

Minutes were reviewed for June 14, 2021. Mark Carpenter made motion to accept minutes as printed, while Steve Scott 2nd the motion. All approved.

Minutes were signed.

BUILDING PERMITS:

6/15/2021	BP2021-08	Smithway Homes	43 Clear Spring Lane Spring Lake Sec.3, Lot 77	New Cont. Res.
6/15/2021	BP2021-09	Smithway Homes	20 Lancaster Ct. Spring Lake Sec. 3, Lot 77	New Cont. Res.
6/16/2021	BP2021-10	Larry Martin	34 Downing Dr. Crest Ridge Sec.2 Lot 57	New Cont. Res.
6/29/2021	BP2021-11	Sam Hoagland Jr.	207 Pleasant St.	Remodel reside
6/29/21	BP2021-12	Aaron Clark	370 Pleasant St. Lancaster Gateway Sec. 1 Lot 133	New Res. Cont.

6/29/21 BP2021-13 Shawn Hicks North 135 Red Barn

SIGN PERMITS: No new ones

The Cattle Barn is requesting a permit for a sign. Rather than the usual 4' X 8' they want a 6' X 8', so they will need to request a variance.

Lee Rodgers made motion to adjourn at 6:45 P.M., while Steve Scott 2nd the motion.

Next meeting is August 9, 2021, at 6:00 P.M.

**Trafalgar Planning Commission
Meeting – July 12, 2021
Submitted by Mary Wilkerson**

These minutes were adopted and signed by the Trafalgar Planning Commission on this 9th day of August, 2021 in the Town of Trafalgar, County of Johnson and State of Indiana.




President Kyle Siegfred



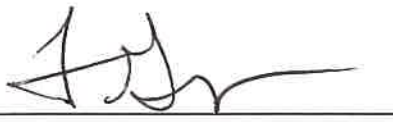
Vice-President, Lee Rodgers



Mark Carpenter



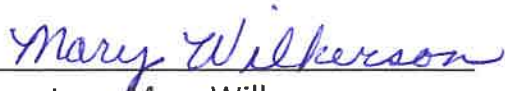
Sonya Krejci



Tim Guyer



Steve Scott



Secretary, Mary Wilkerson