

TRAFALGAR PLANNING COMMISSION

Meeting & Public Hearing -July 8, 2019

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

All recited the Pledge to the Flag.

Minutes from the last meeting were tabled.

PUBLIC HEARING

President, Kip Payton opened the public hearing at 6:01 pm and then turned the meeting over to Attorney John Young. John stated that a legal ad had been posted in the Daily Journal and mailings had been sent to residents within 600 ft. of the new section for notification of tonight's public hearing. John also stated that according to the new subdivision control ordinance notice was to be posted at the Town Hall which had not been done and also posted on subject property which is not required by law. John stated that the plan commission could waive the postings not being done so Kip Payton asked if all were in favor of waiving the postings. Steve Scott seconded. All approved.

Attorney John Young then swore everyone in for the night's proceedings.

The technical review board consisting of Steve Scott, Tim Guyer, and Lee Rodgers stated that they had reviewed the plans for the new section. Joseph Heck with Project Plus and Jerry Hicks, contractor for the new section were requesting that they be able to keep the cul-de-sac dimensions at the 45 ft. radius like the old section.

Attorney John Young stated that the technical review board proposed following the new ordinance. Steve Scott stated that he would not approve the plans as proposed due to them not following the new control ordinance specifications.

John stated that the commission could deny, approve, or approve with conditions, but that if the developer wants to make changes before submitting plans, a continuance does not have to be published.

Sam Kramer, a resident, asked if the builder was going to keep house specifications consistent with what is in the subdivision now, and he was told house specifications would stay the same.

David Bowling, another concerned resident, was concerned about the run-off from the retention pond because he is losing his yard. No real solution was stated.

Ivan Lancaster, another concerned resident was not in attendance to oppose the new plans. He was requesting that when they first sold the property for the subdivision that they be allowed to name the streets. He was requesting that the cul-de-sac be named Herbert Court instead of Raymond Court . He was told that would not be a problem.

Marilyn Noonan, another resident, asked that the cul-de-sac specifications be made as big as possible to help aid in parking since there is already a problem in the old section with parking when neighbors are hosting large get-togethers.

John Trammel stated that he was also experiencing problems with run-off from the pond. He stated that he thought that the creek needed dredging because he has trouble with his basement flooding whenever heavy rains occur. Attorney John Young stated that the DNR is actually in charge of the creek.

After reviewing the new subdivision control ordinance it was stated that all cul-de-sac dimensions be 50 ft.

Ronda Mitchell, a resident who's property is attached to the new development, was concerned about the trees that now block her property from the new section possibly being removed and taking away the privacy she has now. She wanted to know that if the trees came out, would a privacy fence be placed between the homes. No real solution was stated.

Public hearing adjourned at 6:39pm.

Regular meeting

There was much discussion about the public hearing and the dimensions of 50 ft. for the cul-de-sac.

The developer and contractor asked for a continuance of the public hearing which will be held Monday, August 12th.

Attorney John Young addressed the issue of the retention pond causing problems for homeowners.

John also stated that the creek (Stott's Creek) is not a legal drain and that the county would have jurisdiction over the creek but the town would not have jurisdiction over the creek.

Sam Kramer had a question about a deck permit and a fence around the retention pond. Upon reviewing the ordinance, the fence cannot impede the flow of the pond or obstruct the view for traffic.

BUILDING PERMITS :

BP2019-22 Flagstone Homes-33 Watson Dr. -Lot #109

BP2019-23 Schaefer-127 W. Raymond Ave.-480 sq. ft. Deck

BP2019-24 White Oak Construction – 623 S. Sobota Way- Lot #17A

BP2019-25 White Oak Construction -629 S. Sobota Way – Lot #17B

SIGN PERMITS :

S2019-01 McDonald's

VARIANCES : None

GOLF CART PERMITS:

G2019-04 Hugh Gossage-305 E. Ohio St.

SOLICITATION PERMITS : None

ADDITIONAL QUESTIONS AND DISCUSSION :

ADJOURN :

Lee Rodgers made a motion to adjourn at 7:05 p.m. Mark Carpenter seconded the motion. All approved.

The next meeting is August 12, 2019 at 6 p.m.


Trafalgar Planning Commission

Meeting -July 8, 2019


Submitted by : Debra Scott


These minutes were adopted and signed by the Trafalgar Planning Commission on this 12 day of August, 2019 in the Town of Trafalgar, County of Johnson and State of Indiana.

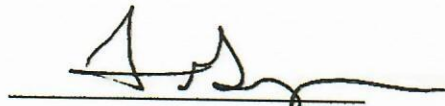

President, Kip Payton.


Vice President, Lee Rodgers


Mark Carpenter.

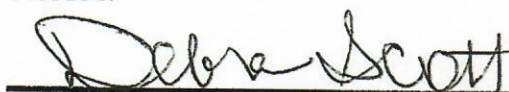

Mary Wilkerson, Secretary


Steve Scott.


~~David Parsley~~
Tim Guyer


Sonya Krejci

Attest:



Debra Scott