

please sign

TRAFALGAR PLANNING COMMISSION MEETING, MARCH 14, 2022

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

All recited Pledge to the American Flag.

Minutes were reviewed for February 7, 2022. Tim Guyer made motion to accept after changing an address from 53 Downing Street to 33 Downing Street, while Sonya Krejci 2nd the motion. Passed 6-0. Minutes were signed.

NEW BUSINESS:

Brock Builders was our first discussion. A STOP WORK was posted at the construction site, 32 Downing Drive, in Crest Ridge Estates. Tim Guyer told Brock Builders that they must have a Construction Engineer sign off on their work and materials, before work can continue. More materials have been delivered to the site exposed to the weather. The Structural Engineer has asked that we (Tim Guyer) provide 2x4's for them to inspect. It was agreed that Tim should have them pick their own samples, so we retain no liability. Wind blew down about half of the framing on March 6th.

The Roadside Subdivision was next on the agenda. Attorney John Young presented what the county does for land that is zoned agricultural when they want to sell off parcels for it to be call a Roadside Subdivision. After looking at our current zoning ordinances, it was decided not to adopt this new ordinance, but continue using our minor subdivision ordinance. The main difference is the planning. A minor subdivision must provide a plat plan from the beginning. Either ordinance only allows for an original parcel of land to be divided 4 times (3 plus the original)

Arbor Homes met with the tech review committee. After that meeting, there were some corrections that needed to be made based on that meeting and notes for the town engineer with Curry and Associates. A motion was made and accepted to allow Tim Guyer, town inspector, to be able to sign off on the plans. Tim Guyer made the motion and Sonya Krejci 2nd the motion that the Town Engineer or tech review staff sign off on approval for any changes. Motion passed 6-0.

Just for information Kyle read a letter from Blake Kean. The letter was requesting approval to build a home at 2503 West State Road 252 on 1.3 acres. What they are planning on doing does not meet the minor subdivision standards, so they were advised this would need a variance.

Kyle also read an email from the U.S. Department of Justice about Jeffrey Rogers' request for a Federal Firearm License at 105 Dunn Drive. No one has heard anymore from Mr. Rogers, since last month. The DOJ is planning to close out his application, since he has not responded to their emails or calls and we have not heard anything further from him.

Kyle Siegfried made motion to adjourn at 7:22 P.M, while Mark Carpenter 2nd the motion. All agreed.

Next meeting is April 11, 2022, at 6:00 P.M.

SIGN PERMITS:

2/15/2022	SP-2022-2	Brave Nutrition/ Mitch Stauffer	801 Spring Lake Suite A & B	Signage 44X96- 2 Sides
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BUILDING PERMITS:

2/10/2022	BP-2022-6	Lance Duke/ Snodgrass Const.	28 Downing Dr. Crest Ridge Est.	New Residence Const.
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DEMOLITION PERMITS:

3/10-2022	DP-2022-1	Daniel Cunningham	956 S IC Drive	Taking down
			IC Schools	garage
	DP-2022-2	Renascent	956 S IC Dr.	Taking down
			IC Schools	home

Trafalgar Planning Commission
Meeting – March 14, 2022
Submitted by Mary Wilkerson


These minutes were adopted and signed by the Trafalgar Planning Commission on this 9th day of May, 2022 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