

HEBRON PLAN COMMISSION

MINUTES OF MAY 11, 2021

The Hebron Plan Commission Meeting of May 11, 2021 was called to order by President John Spinks, Jr., at 7:00 p.m. In attendance were Justin Albright, Merle Foresman, John Spinks, Jr., Josh Noel, Shane Spagnola, Mike Wallace, Building Inspector Ken Caravana, and Recording Secretary Joanne E. Hansen. Clerk-Treasurer Uzelac and Council President Dave Peeler were in attendance. John Fashing and Attorney Theodore Fitzgerald were not in attendance. This meeting was conducted virtually via Zoom.

Following the Pledge, the following business was conducted.

Approval of March 9, 2021 Minutes – Following a lengthy discussion Recording Secretary Hansen indicated that the March minutes submitted stand as presented at the April 2021 meeting. Josh Noel reported that he did receive the minutes prior to the April meeting. On motion of Josh Noel, seconded by Shane Spagnola, and duly carried 4–2, with John Spinks, Jr. and Merle Foresman voted nay, the Plan Commission voted to issue a revised own version of the March minutes staying “a discussion ensued regarding the subdivision and at this time Mr. Lotton didn’t wish to appear before TAC.” It should be noted that there was no recording for this meeting.

Approval of the April 13, 2021 Minutes - Following a lengthy discussion, on motion of Justin Albright, seconded by Shane Spagnola, and duly carried 4-1-1 (Josh Noel abstained from the vote and John Spinks, Jr. voted nay), the minutes were approved as presented.

New Business - Clerk’s Office Destruction of Records - Clerk-Treasurer Uzelac requested permission to destroy old permit files, contractor licenses, etc. Following a discussion, on motion of Josh Noel, seconded by Merle Foresman, and duly carried 6-0, the Commission voted to allow the Clerk-Treasurer’s office to destroy files pursuant to State Code.

Subdivision Application - Building Inspector Caravana stated that the application for the subdivision must go through TAC per Attorney Fitzgerald.

Consultant Proposal - President Spinks reported that HRC hired Jamie Bower at the cost of \$10,000.00 to review proposed developer’s plans to make sure that the developer is in compliance with the Town’s requirements. He further noted that cost will be born by the developer. Per President Spinks, Attorney Fitzgerald had stated that this is a good idea and that the price is fair. On motion of Merle Foresman, seconded by Shane Spagnola, and duly carried 6-0, the Commission voted to approve the Consultant Agreement which will be put into the Development Agreement.

Construction Business - Fairlane Dr. - President Spinks reported some neighbors have concerns that a business is being operated at the home on Fairlane Dr. Building Inspector Caravana stated that he interviewed the homeowner today, he will get with Josh Noel to discuss this property, and that they will render an opinion at the next meeting.

804 Sigler - Building Inspector Caravana reported that the house recently sold to a realtor from Chicago and the new owners are closing on Wednesday. Mr. Caravana discussed the current condition of the grass with the realtor.

President Spinks reminded the Commission of the upcoming Executive Session on Wednesday at 6:00 p.m.

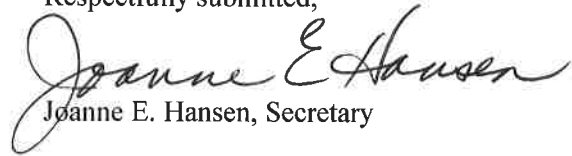
Old Business

Pages CDA 100 to 162 - Building Inspector Caravana requested that this topic be placed on hold until next month's meeting.

Jefferson Street Pond – Dave Peeler stated that there is nothing new to report.

There being no further business before the Commission, on motion of Justin Albright, seconded by Josh Noel, and duly carried 6-0, the meeting was adjourned.

Respectfully submitted,


Joanne E. Hansen, Secretary

Approved:


John Spinks, Jr.