

HEBRON PLAN COMMISSION

MINUTES OF NOVEMBER 9, 2021

The Hebron Plan Commission Meeting of November 9, 2021 was called to order by President John Spinks, Jr., at 7:01 p.m. In attendance were Mike Wallace, Justin Albright, Merle Foresman, John Fashing, John Spinks, Jr., Shane Spagnola, Josh Noel, Interim Attorney Brett Galvan, and Recording Secretary Joanne E. Hansen. Ken Caravana was not in attendance. Also, in attendance were Councilmen Dave Peeler, Todd Adamczyk, and Kevin Joseph; Fire Chief Chad Franzman; Storm Water Drainage Board President Frank Stalbaum; and Park Board President Linda Bredner. This meeting was conducted via Zoom.

Following the Pledge, the following business was conducted.

Approval of October 12, 2021 Minutes – On motion of Josh Noel, seconded by Merle Foresman, and duly carried 7-0, the October 12, 2021 Minutes were approved as presented.

New Business -

Public Hearing - Zone Change for 107 S. Main - On motion of Justin Albright, seconded by Merle Foresman, and duly carried 7-0, the Commission suspended its regular meeting to allow for the public hearing. President Spinks asked the petitioners to state their reason for the zone change. The petitioners, Gregory Crnkovich and Laura Crnkovich, were not in attendance. Secretary Joanne Hansen noted that the Notice of Hearing was published, certified letters were mailed, and that all associated costs were paid in full. Following a telephone conversation with the Crnkovichs, it was determined that they would go to Attorney Galvan's office so that they could be present for the Zoom meeting. On motion of Justin Albright, seconded by Josh Noel, the public hearing was suspended until such time as the Crnkovichs could be attendance.

Sewer Use Ordinance - On motion of Merle Foresman, seconded by Shane Spagnola, and duly carried 7-0, the Commission voted to make a favorable recommendation to the Council for signing.

Amendment to Ordinance regarding Tap Fees - Following a discussion, on motion of Josh Noel, seconded by Justin Albright, and duly carried 7-0, this matter was tabled.

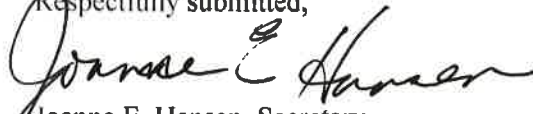
HWC Contract - President Spinks noted that this Contract was already approved by the HRC, but it now needs Plan Commission approval. Following a brief discussion, on motion of Josh Noel, seconded by Justin Albright, and duly carried, the Commission voted to return this Contract to the HRC for further review.

Public Hearing - on motion of Justin Albright, seconded Josh Noel, and duly carried 7-0, the Commission suspended its regular meeting. President Spinks opened the public hearing. Greg Crnkovich stated the reason for the zone change request is due to lower interest rates on residential properties and longer loan terms. President Spinks asked for public comments for and against the zone change, there being none, President Spinks closed the public hearing and called for a vote. On motion Justin Albright, seconded by Shane Spagnola, and duly carried 7-0, the Commission voted to make a favorable recommendation for the signing of Ordinance 2021-11-16.


Building Inspector - Justin Albright stated that the new person should be named at the next Council meeting.

There being no further business before the Commission, on motion of Merle Foresman, seconded by Mike Wallace, and duly carried 7-0, the meeting was adjourned.

Respectfully submitted,


Joanne E. Hansen, Secretary

Approved:


John Spinks, Jr.

