

HEBRON PLAN COMMISSION

MINUTES OF January 11, 2022

The Hebron Plan Commission Meeting of January 11, 2022 was called to order by President John Spinks, Jr. at approximately 7:02 p.m. In attendance were Justin Albright, Merle Foresman, Josh Noel, Shane Spagnola, John Spinks, Jr., Mike Wallace, Building Commission Ernie Snow, Interim Attorney Brett Galvan, and Recording Secretary Joanne E. Hansen. Also in attendance were Clerk-Treasurer Uzelac and Council President Dave Peeler, Storm Water Drainage Board President Frank Stalbaum, and Park Board President Linda Brebner. This meeting was conducted via Zoom.

Following the Pledge, the following business was conducted.

Approval of December 14, 2021 Minutes: On the motion of Merle Foresman, seconded by Mike Wallace, and duly carried 6-0, the December 14, 2021 minutes were approved.

Election of Officers and Appointments

President: On motion of Mike Wallace, seconded by Josh Noel, and duly carried 6-0, John Spinks, Jr. was elected President.

Vice President: On motion of John Spinks, Jr, seconded by Justin Albright, and duly carried 6-0, Mike Wallace was elected Vice President.

Executive Secretary: On motion of John Spinks, Jr., seconded by Josh Noel, and duly carried 6-0, Merle Foresman was elected Executive Secretary.

TAC: On motion of Josh Noel, seconded by Shane Spagnola, and duly carried 6-0, Justin Albright was appointed TAC representative.

BZA: On motion of Justin Albright, seconded by Josh Noel, and duly carried 6-0, Shane Spagnola was appointed BZA representative.

Interim Attorney: On motion of Josh Noel, seconded by Justin Albright, and duly carried 6-0, Brett Galvan was elected Interim Attorney.

Recording Secretary:

Discussion took place concerning who would be willing to take this position; the history of the position; and how the position is paid.

On a motion Josh Noel, seconded by Justin Albright, Sarah Bushell was nominated as Interim Recording Secretary. After discussion, Josh Noel withdrew his motion.

Josh Noel made a motion that the commission do their own minutes. After discussion and without a second, the motion was not acted upon.

Executive Secretary Merle Foresman made a motion to approve Joanne E. Hansen as Recording Secretary. Without a second, the motion was not acted upon.

Mr. Spinks announced that the position will remain open until it can be filled.

Joanne E. Hansen announced that she was ending her recording of this meeting at this time and would only be in attendance as a home and lot owner.

New Business:

- A. **Windy Hill Public Hearing:** Mr. Spinks opened the public hearing and upon the recommendation of Interim Attorney Brett Galvan read the complete title of *Ordinance NO. 2022-01-18: An Ordinance Amending The Hebron Zoning Ordinance And Providing For A Zoning Change For The Property/Development Commonly Known As Windy Hill, IN The Town Of Hebron, Porter County, Indiana..*

Public Comment: Mr. Spinks asked for any comments from the public. Mrs. Joanne Hanson objected to content within the ordinance. No other public comment was made.

Commission Comment: Mr. Spinks asked for any comments from the commission. There were none.

After hearing all comments, Mr. Spinks closed the public hearing.

Before action was considered, discussion took place concerning the subdivision. Based upon the discussion and on the recommendation of Interim Attorney Brett

Galvan, *Ordinance NO. 2022-01-18 was not voted on.*

After further discussion and on a motion by Justin Albright, seconded by Josh Noel, and duly carried 6-0, action on *Ordinance NO. 2022-01-18* was put off until the next meeting of February 8, 2022.

Building Inspector Ernie Snow's report: Building Inspector Snow requested that the commission approve placards addressing notices to building/home owners of violations. Upon the recommendation of Building Inspector Liaison Albright, Shane Spagnola made a motion, seconded by Justin Albright, and duly carried 6-0, the placards were approved.

Building Inspector Snow also emailed the night before a list of items for the Commission to consider the night before. After discussion, it was determined that they would not be considered until February 8, which would give the commissioners time to research his request.

From Commission: Clerk-Treasurer Uzelac inquired about tap fee increases for both water and sewer approved by the Commission in previous months. It was explained that the only increases that were approved were to the tap fee and not the system development fees. It was further explained that the increases were taken directly from the quotes submitted by Public Works Director Randy Decker.

From Community: Nothing was brought forth.

Old Business:

104 Fairlane - tabled from last month: Discussion took place concerning missing documents in the file for this property. Mr. Spinks explained that because items could not be found in the office of the building inspector, he had sent copies of everything to Building Commissioner Snow to review.

Meetings - Zoom or In Person: Mr. Spinks explained the Town Council's decision to allow each board/committee/ commission to decide how to conduct their meeting.

Mike Wallace made a motion to go back to meeting in person; his motion was seconded by Shane Spagnola, and after discussion, the motion was not passed 1-5 by roll call vote: Mike Wallace-yea while Justin Albright, Merle Foresman, Josh Noel, Shane Spagnola and John Spinks voted-Nay. Therefore the February 8, 2022 meeting will once again be on Zoom.

Update on Proposed Developments - Park Ridge and Windy Hill: Discussion took place about making sure that proper notice is given due to the meeting being on Zoom.

Mr. Spinks explained that on January 5, 2022 the first subdivision progress meeting took place and that the second meeting is scheduled for February 16, 2022 at 3:15. Town Council President Dave Peeler asked that Mr. Spinks send the notes from the progress meeting to everyone on the Town Council and he agreed to do so.

Mr. Lotton's representative Steve Kil requested a TAC meeting concerning the subdivisions as soon as possible.

From Commission:

Building Inspector Snow asked for guidance about what to do with 48 Park Place. After discussion, he was directed to work through Interim Attorney Brett Galvan to resolve the issues.

From Community: Nothing was brought forth.

There being no further business before the commission, a motion to adjourn was made by Josh Noel, seconded by Justin Albright, and duly carried 6-0.

Submitted/Approved:

A handwritten signature in blue ink, appearing to read "John H. Spinks, Jr.", written over a horizontal line.

John H. Spinks, Jr.