

TOWN OF HEBRON  
PLAN COMMISSION MINUTES  
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TOWN OF HEBRON PLAN COMMISSION MINUTES  
November 8, 2022

Dear Members:

The regular meeting of the Town of Hebron Plan Commission was held Tuesday, November 8, 2022, at 7:00 p.m. at Assembly Hall in the Community Center.

PLEDGE OF ALLEGIANCE

MEMBERS PRESENT:            John Spinks, Jr.            Josh Noel            Merlin Foresman  
   Shane Spagnola            Justin Albright

ABSENT:                        **Josh Carter**            **Mike Wallace**

OTHERS PRESENT:            Brett Galvan, Attorney  
   Sarah C. Bushell, Recording Secretary

John Spinks, Jr. asked for approval of the agenda for the November 8<sup>th</sup> meeting as presented.

Josh Noel made a motion to approve the agenda as presented.

Shane Spagnola seconded.

Approved. Motion approving the November 8<sup>th</sup> agenda as presented carries 5-0.

John Spinks, Jr. asked for a motion to approve the October 11<sup>th</sup> Minutes as presented.

Merl Foresman made a motion to approve the minutes as presented.

Josh Noel seconded. Justin Albright abstained.

Motion to approve the October 11<sup>th</sup> minutes as presented carries 4-0.

REPORTS OF OFFICERS:

John Spinks, Jr. asks if the Building Inspector had any reports; Brad replied just approval of the signs.

John Spinks, Jr. asked where they are at with Hebron Motors-zoned *as a junk yard*; trying to find out if it needs to have a fence around it. Moving on to the Certificate of Occupancy Permit (updated form), old permit did not have much information on it. John Spinks, Jr. if Brad could briefly explain what this is for; Brad replied that it is used for home/business after there final inspections in order to move in.

John Spinks, Jr. asked for a motion for approval on the updated Certificate of Occupancy permit.

Justin Albright made a motion for approval of the Certificate of Occupancy permit.  
Shane Spagnola seconded the motion.

All approved. Motion to approve the Certificate of Occupancy permit carries 5-0.

OLD BUSINESS: *[nothing]*

NEW BUSINESS:

1. Miller Properties Group, LLC by Diane Schwader, Double Diamond Real Estate, request's multi-purpose permit application to place a 4'x8' for sale sign on property located at 509 N. Main Street. Parcel No.: 64-14-11-302-003.000-002.

Discussion held:

*[So that the Commission is aware, this is for a recommendation for the approval or denial, then it goes to the Town Council for final approval, Merl asked if three homes were on that property, attorney Galvan stated it was also zoned commercial; John Spinks, Jr. asks if we are within the ordinance; Brad replies that all he knows is that it has to be approved; attorney Galvan stated that the commission can take a vote on it; John Spinks, Jr. states that they are in the ordinance to do so if they want; Josh Noel asks if all three homes are linked into the same lot so that all three sales would be to one private entity; attorney Galvan stated that yes it would be a private sale with all three homes; Justin Albright what is the difference between this sign and a regular for sale sign, interested in why the necessary big sign; John Spinks, Jr. asked Brad if he was there when they filled out the application; Brad replied that it came over the email; John Spinks, Jr. asks Joanne since she was in the office if she had any part in receiving this application; Joanne replied she received a phone call from Realtor, over a month ago and her thought process on the bigger sign was they thought it would be more visibility in that area with three homes as opposed to one, because that for sale sign is in the center of the big house, and people don't understand the pricing, but it is the entire three houses that they are selling, and that was the only conversation she had and did not know they submitted an application; John Spinks, Jr. stated he is the opinion that three regular for sale signs is more than appropriate to indicate that there is more than one house there; Justin Albright stated that we should table this so we can hear from the Realto. John Spinks, Jr. asks if Justin is making a motion to table this;]*

Justin Albright made a motion to table this request for the 4'x8' sign. Shane Spagnola seconded.

All approved. Motion to table request for 4'x8' sign carries 5-0.

2. Northwest Indiana Telephone Company (NITCO) by Rhys Mussman, request's multi-purpose permit applications to place a 3'x10' NITCO sign advertising sign their services on property located on SR 231 West side of Hebron by the Park Ridge subdivision.

Merl Foresman asks if Park Ridge Subdivision agreed to this advertisement sign, John Spinks Jr. replied "yes".

John Spinks, Jr. stated this would be making a recommendation to the Town Council to approve or deny.

Merl Foresman makes a motion for a favorable recommendation to the Town Council. Justin Albright seconded.

Motion for recommendation to the Town Council for approval or denial of 3'x10' NITCO DSL advertising sign carries 5-0.

John Spinks Jr. asks anything from the community? There being no further discussions from Commission or community, asked for a motion to adjourn.

Josh Noel made a motion to adjourn.

Justin Albright seconded.

All approved. Motion to adjourn carries 5-0.

There being no further business before the Plan Commission, meeting adjourned at 7:01 p.m.



John H. Spinks, Jr., President



Sarah C. Bushell, Recording Secretary