

TOWN OF HEBRON  
PLAN COMMISSION MINUTES  
P.O. Box 478  
Hebron, Indiana 46341  
(219) 996.4641 Fax: (219) 996.7494

TOWN OF HEBRON PLAN COMMISSION MINUTES  
January 10, 2023

**PLEDGE OF ALLEGIANCE**

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

ABSENT:

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

John Spinks, Jr. stated first item is approval of the agenda; asked for a motion to approve the agenda as presented;

Justin Albright made a motion to approve the agenda as presented;

Merlin Foresman seconded the motion.

Motion to approve the agenda as presented carries 7-0.

John Spinks, Jr. asked for a motion to approve the January 10<sup>th</sup> Minutes as presented.

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

Josh Carter seconded.

Discussion held:

*[Justin Albright stated that Mr. Carter was not at the last meeting held, questioned if he could approve; John Spinks; Jr. responded that he could approve, and he would like to get another "second" Josh Carter replied that they were sent to him, and he did read them;]*

Justin Albright seconded the motion.

Motion to approve the January 10<sup>th</sup> minutes as presented carries 6-0.

**Elections:    President    Vice President    Secretary**

John Spinks, Jr. asked for nominations for **President**;

Mike Wallace nominated John Spinks, Jr. for President; Josh Noel seconded;

All approved. Motion carries 7-0

John Spinks, Jr. asked for nominations for **Vice President**;  
Shane Spagnola nominated Mike Wallace for Vice President; Justin Albright seconded;  
All approved. Motion carries 7-0

John Spinks, Jr. asked for nominations for **Secretary**;  
Justin Albright nominated Merlin Foresman for Secretary; Josh Noel seconded;  
All approved. Motion carries 7-0

Justin Albright made a motion to retain the current standing of the Attorney;  
*[in audible]* seconded. Motion carries 7-0

John Spinks, Jr. asked for nominations for **Recording Secretary**; [Sarah Bushell]  
Josh Noel made a motion to retain the current standing of the recording Secretary;  
Merlin Foresman seconded. All approved. Motion carries 7-0

John Spinks, Jr. asked for nominations for **TAC** Appointee and **BZA** Appointee;

Mike Wallace made a motion to retain the current standing of the **TAC** appointee; [Justin Albright]  
Josh Noel seconded. All approved. Motion carries 7-0

Josh Noel made a motion to retain the current standing of the **BZA** appointee; [Shane Spagnola]  
Justin Albright seconded. All approved. Motion carries 7-0

Old Business: *None*

New Business:

Final Detailed Plan and Plat Application for Park Ridge Phase I, submitted by RCJJ Development, LLC;  
having two representatives here, Steve Kil and another representative; John Spinks, Jr. asked if everyone  
had a chance to look at the application; we will collect three (3) documents from Mr. Kil; a Performance  
Bond in the amount of \$380,000.; Check for \$34,750. Application fee; and Check for \$53,660. For  
Construction inspection fee at 2%; these will be forwarded to the Clerk tomorrow;

Attorney Galvan stated "on the record" the Clerk Treasures is not present; John Spinks, Jr. stated correct,  
he spoke to her today for her to come here in receipt of this and make sure this gets turned in tomorrow;

John Spinks, Jr. asked Brad Ladwig if the application was complete as far as he was concerned; Brad  
confirming it was;

John Spinks, Jr. stated that we also have a letter from HWC Engineering recommending that we proceed  
to final plat; we also have a letter from the Technical Advisory Committee (TAC) recommending approval;  
letter from the Building Department recommending approval as well, and letter from the Clerk Treasurer  
outlining some questions that she had that have been satisfied today with these checks; so we will be  
conducting Finding of Facts that appears in the application process in accordance that our PUD ordinance  
has been followed;

John Spinks, Jr. asked for any comments to the contrary; so we have in front of us the Resolution that  
everyone has received and reads it;

**COPY**

TOWN OF HEBRON PLAN COMMISSION  
RESOLUTION TO APPROVE FINAL DETAILED PLAN & PLAT  
FOR PARK RIDGE PHASE I  
RESOLUTION NO. 2023-10-01

WHEREAS, RCJJ Development LLC (“Developer”) has submitted a Final Detailed Plan and Plat for Park Ridge Phase I (“Park Ridge Phase I”); and

WHEREAS, the Town of Hebron has adopted Ordinance 2004-09-21 for Planned Developments (“PD Ordinance”); and

WHEREAS, Section 3.80.100.D. of the PD Ordinance provides that if the Plan Commission finds the submission of the Final Detailed Plans to the conform to the Approved Preliminary Plan, then the Plan Commission shall conduct findings of fact and adopt a resolution; and

WHEREAS, the Plan Commission granted Preliminary Plan and Plat approval for Park Ridge project on March 8, 2022; and

WHEREAS, the Final Detailed Plan and Plat for Park Ridge Phase I, a copy of which is attached hereto as Exhibit A, and made a part hereof, substantially conforms to the Preliminary Detailed Plan and Plat as approved; and

NOW, THEREFORE BE IT RESOLVED BY THE PLAN COMMISSION OF THE TOWN OF HEBRON, PORTER COUNTY, INDIANA that the Final Detailed Plan and Plat for Park Ridge Phase I as set forth on the attached Exhibit A, complies (1) with the Preliminary Plan for Park Ridge and (2) complies with the Hebron Subdivision and PD Ordinances requirements as authorized by Indiana Code §36-7-4-702.

BE IT FURTHER RESOLVED by the Plan Commission that the Final Detailed Plan and Plat for Park Ridge Phase I as set forth on the attached Exhibit A, is hereby approved, and the Town of Hebron hereby accepts all streets, alleys, ways, easements, parks or other areas preserved for, or dedicated to, the public, as shown on Exhibit A, however, such dedication is conditional upon full performance in compliance with plat requirements and applicable provisions of the Hebron Subdivision and PD Ordinances.

BE IT FURTHER RESOLVED that after a vote of the Plan Commission at a public meeting held on January 10, 2023, with \_\_\_ in favor and \_\_\_ against, the Plan Commission President and Secretary were authorized to execute this Resolution and sign the Final Plat for Park Ridge Phase 1, and the Developer is required to record the Final Plat with the Porter County Recorder’s Office; and upon recording of the Final Plat, the Development shall file a file stamped copy of the Final Plat with the Plan Commission.

John Spinks, Jr. asks that it is okay to make a motion to approve; all in favor;

John Spinks, Jr. moves to accept to approve the Resolution 2023-10-01 as previously read;

Mike Wallace seconded; all approved. Motion carries 7-0.

John Spinks, Jr. Congratulations everybody, very much appreciates and thanks to all the Boards, all the offices, and everyone that was involved in getting this done, it takes a lot of effort to figure out exactly what we are doing; also thanks the Developer for taking us through this process and helping us, we are very excited about having you here in town, and if we can be of any help in any way shape or form please don’t hesitate to ask.

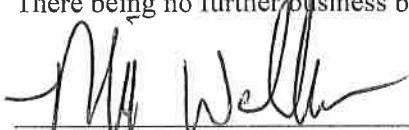
John Spinks Jr. asks anything else under new business, from the community? There being no further discussions from Commission, or community, asked for a motion to adjourn.

Josh Noel made a motion to adjourn.

Justin Albright seconded.

All approved. Motion to adjourn carries 7-0.

There being no further business before the Plan Commission, meeting adjourned at 7:14 p.m.

  
Mike Wallace, President

  
Sarah C. Bushell, Recording Secretary