

TOWN OF HEBRON  
PLAN COMMISSION MINUTES  
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TOWN OF HEBRON PLAN COMMISSION MINUTES  
October 10, 2023

**PLEDGE OF ALLEGIANCE**

MEMBERS PRESENT: Mike Wallace Josh Noel John Spinks, Jr. Shane Spagnola

ABSENT: Josh Carter Justin Albright Merlin Foresman

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

**CALL TO ORDER:**

Mike Wallace called the meeting to order at **7:00 p.m.**; stated first item is approval of the October 10<sup>th</sup> Agenda as presented;

John Spinks, Jr. made a motion to approve the October 10<sup>th</sup> agenda as presented; Shane Spagnola seconded the motion.

Motion to approve the October 10<sup>th</sup> agenda as presented carries **4-0**.

**Report of Officers and Committees:** Mike Wallace asks if Brad had anything to report; Brad replies that fifteen (15) new permits went out for the new subdivision (Park Ridge); Mike asks if there is anything from attorney Galvan; John Spinks, Jr. asks on the Jefferson Street property as well as the Washington Street property; attorney Galvan replied "all pending litigation" at this time.

Mike Wallace asks anything from counsel; attorney Galvan responds he has nothing else.

**Old Business:**

*[Discussion held to table the ordinances until further information was gathered to repeal/replace/incorporate/combine into a new ordinance.]* Josh Noel made a motion to table the Zone Map revision approval 2023-09-19 from September; John Spinks, Jr. seconded the motion.

Motion carries **4-0**.

John Spinks, Jr. made a motion to table ordinance 2023-10-17-1 repealing 2021-04-20-2-1 Land Use; Shane Spagnola seconded the motion; Motion carries **4-0**.

**New Business:**

Charlie Ray is here on behalf of Duneland to talk to the Plan Commission for rezone from R-1 to R-2; in the Village Walk Subdivision; the builder would like to use Herrick Patio Homes (like townhomes) properties are only 2; divided down the center and share a wall, large duplex; each person owns their part of the house, front and back, more like a townhome and will be a Home Owners Association to run it. Also, need to get variance for cul-de-sac; *[Discussion held; Brad will be starting point to take through the process, go in front of TAC;]*

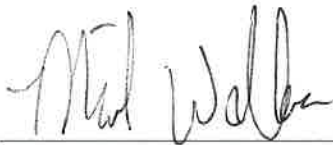
b. David Baker, with Morton Buildings would like to build Mini Storage Unit Building (42 x 120) on property for rental use. The property is located at 102 Norbeh Drive, Hebron, IN, Boone Twp., zoned I-1 on approximately 6.40 acres. *[Discussion held: no RV storage, no boats, lit entrance w/gate; lights possibly outside of unit (not all units; Brad will be a good starting point to take through the process; go in front of TAC;]*

Mike Wallace asks if there is anything else from the community;  
Attorney Galvan asked about paving Fisel's lot; Jamie Uzelac stated that that is something they will be doing the municipal lot next year.

That there being nothing further from the community, or Commission, Mike Wallace asks for a motion to adjourn.

John Spinks, Jr. made a motion to adjourn. Shane Spagnola seconded. All approved. Motion to adjourn carries **4-0**.

There being no further business before the Plan Commission meeting adjourned at **7:30 p.m.**



Mike Wallace, President



Sarah C. Bushell, Recording Secretary