

TOWN OF HEBRON
PLAN COMMISSION MINUTES
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TOWN OF HEBRON PLAN COMMISSION MINUTES
November 14, 2023

PLEDGE OF ALLEGIANCE

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

ABSENT: Josh Carter Justin Albright Tom Cichocki

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 November 14th Agenda as presented;

John Spinks, Jr. made a motion to approve the November 14th agenda as presented; Josh Noel seconded the motion.

Motion to approve the November 14th agenda as presented carries **4-0**.

Mike Wallace asked for a motion to approve the October 10th minutes as presented;

Shane Spagnola made a motion to approve the October 10th minutes as presented; Josh Noel seconded the motion.

Motion to approve the October 10th minutes as presented carries **4-0**.

Mike Wallace announces we currently have a new member to the Plan Commission Tom Cichocki, he is not present, but he did volunteer to be the plan commission secretary;

Mike Wallace asks for a motion to accept Tom Cichocki as plan commission secretary; John Spinks, Jr. made a motion to accept Tom Cichocki as Plan Commission Secretary; Shane Spagnola seconded the motion.

Motion to accept Tom Cichocki as Plan Commission Secretary carries **4-0**.

Mike Wallace stated the need to appoint a TAC representative for Plan Commission; John Spinks, Jr. volunteered; Shane Spagnola made a motion to accept John Spinks, Jr. as the TAC representative for the Plan Commission; Josh Noel seconded the motion; motion making John Spinks, Jr. TAC representative for Plan Commission carries **4-0**.

Report of Officers and Committees: Mike Wallace asks if Brad had anything to report; Brad replies that everything is good with Park Ridge, Taco Bell is coming along, and everything is moving smoothly;

Mike Wallace asks if there are any more questions; John Spinks, Jr. replies;

[Discussion held:

John Spinks, Jr. thanks everyone who is involved with the unfortunate situation of cleaning up some yards, the town has done it respectfully, thank you Randy (Decker) for your participation, thank you Josh (Chief Josh Noel) and staff who did it; and obviously our attorneys Brett; my understanding is that we are moving forward on the Washington Street one, which we have received and forwarded the Order yet; attorney Galvan replies we received the Order and November 24th is their D-Day it's the clean Friday; John Spinks, Jr. asks if attorney Galvan coordinated the last one with the Street Department; Brad stated that they coordinated it together; John Spinks, Jr. asks if it's possible we don't interrupt their holiday on the Black Friday and schedule it on the following week to do so; Randy stated Kevin works with them right now (in audible) John Spinks, Jr. states we don't want to do it on the Black Friday anyways, you guys aren't working, right, Brad replies yes; John Spinks, Jr. replies thank you for handling it professionally; Randy Decker replies he does have a question he would like to ask; he is waiting on a couple invoices for ordering the dumpsters and would like to know what to do with them now this is on uncharted water for him; are we recovering money for cleaning that up or; John Spinks, Jr. replies that should go to the attorney that is representing the property; (in audible) Randy replies he will try to get this finalized and get that to (in audible) attorney Galvan replies that goes for anything from here on out keep receipts; Randy to Josh; replies that he did not include officers time, he did do Brads and the office work, you and I can have a conversation ; Josh Noel replies he doesn't know if he can legally fill for that.]

Mike Wallace asks if there is anything else from the Building Department

Mike asks if there is anything from attorney Galvan; attorney Galvan stated that is what he was going to say is that the 24th is D-Day, would like to bring up the building repair for the building behind the post office, other than that we are good; John Spinks, Jr. asks Brad if we have done anything for Fairland Drive; Brad replies he's working on that;

Old Business:

Mike Wallace replies that we brought Matt (Matt Reardon) in to speak to us covering all three topics, zone map revision, new ordinance, and Windy Hill; Matt responds no; Mike Wallace asks which one Matt will be covering; Matt responds just the Order of the Plan Commission for Windy Hill;

Mike Wallace – so moving forward with that, we will be tabling the Zone Map Revisions, we just want to know who will be making this map; Matt replies he has the map, that it has been revised, making sure it has been sent to Jamie (Uzulac), and will make sure you have that, send a copy of the copy of the revised map to make sure a copy gets on your website, its been changed and the properties have been added; John Spinks, Jr. responds that we can't add it to the website yet until we actually have the public hearing, adopt, document that and send out notice, we got that and we have to combine the other ordinance, which is part of what all of this is;

Mike Wallace asks for a motion to table the zoning map revision ordinance and the ordinance repealing land use;

John Spinks, Jr. made a motion to table the zone map revision approval and the repealing land use from the previous month; Josh Noel seconded the motion.

Motion to table the zone map revision approval carries **4-0**.

(John Spinks, Jr. asked to place it on the agenda for next month's meeting.)

Mike Wallace – so that brings us to the Windy Hill adoption Order approving the Resolution Amendment TIF Area; Matt (Reardon) -thank you Mr. Chairman; on 2/7/23 the update on the Windy Hill Development Plan was submitted to the Redevelopment Commission for consideration; on 10/3/23 the Redevelopment Commission adopted the plan as amended, as well as the resolution amending that area, the purpose of that plan amendment had nothing to do with the development or change of process or plan it had to do with

properties that were annexed into the communities as the process was moving on; so what we did on the northern part of the district it was included in the map and included additional parcels at the request of the developer; while not all four parcels were owned by the developer – two parcels that were owned by the town and we just included it where one of them is an extra water tower, I don't know whatever you're going to do with it, if we move it we might we might not, we just included it in the area as a part of the process to update the economic development area plan and the allocation area for the purposes of tax increment financing the Plan Commission has to review and approve the updated plan to make sure that the plan is consistent with the towns comprehensive plan; and our attorney for the HRC on the TIF (Tax Increment Finance) matters, Brenda DeVries prepared and sent to Brett an update for Order for the Plan Commission that includes the key dates, such as the first date that plan was adopted by the Plan Commission in 2021, in fact to be specific that was done October 5th of 2021, and we'd ask that the Plan Commission consider the update of the plan document as well as the resolution affirming and approving the updated plan with current plans of the community.

Mike Wallace – so with that being said, asks for a motion to adopt the Resolution 2023-1 (*Declaratory Resolution of the Town of Hebron Redevelopment Commission Enlarging the Park Ridge – Windy Hill Residential Economic Development Area*)

Shane Spagnola makes a motion to adopt the Declaratory Resolution 2023-1;

Josh Noel seconded the motion;

Motion carries **4-0**.

New Business: *none*.

Mike Wallace – going forward there are two things we are probably going to add just to get it out there, we going to look at our ordinance on widening our streets on the subdivisions thirty (30) feet; and put that on the agenda for next month; and these two tabled things (ordinances) from tonight; other than that, I think that is all we got;

Mike Wallace asks for a motion to adjourn.

Josh Noel 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 **7:14 p.m.**



Mike Wallace, President



Sarah C. Bushell, Recording Secretary