

TOWN OF HEBRON  
PLAN COMMISSION MINUTES  
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TOWN OF HEBRON PLAN COMMISSION MINUTES  
February 13, 2024

**PLEDGE OF ALLEGIANCE**

MEMBERS PRESENT: Mike Wallace Josh Noel John Spinks, Jr. Ed Erb

ABSENT: **Tom Cichocki Josh Carter**

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.**; first item is the approval of the February 13 Agenda as presented;

John Spinks, Jr. made a motion to approve the February 13 agenda as presented; Ed Erb seconded the motion.

Motion to approve the February 13 agenda as presented carries **4-0**.

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

Josh Noel made a motion to approve the minutes as presented; Ed Erb seconded the motion.

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

**Report of Officers:** Mike Wallace asks Brad if he has anything; Brad has a few more permits for Park Ridge, up to thirty-two (32) now, other than that, same as usual; eight houses sold (8), 2 people living in them; John Spinks clarifies that nine (9) homes are sold now; Mike asks if there is a third party that does the walk throughs, that some owners are doing that, Brad is not sure what the owners are doing (sales department); John Spinks, Jr. directs at Randy- in your report you had requested a meeting with the developer about the eastern entrance; *[Discussion held: Randy – yes, we were able to plow a couple of times and west side of the entrance getting in is a challenge, I know we had some conversations about it before they actually develop or install the eastern one, we are going to see if they are going to make the changes; hope it doesn't mirror what is there now; John Spinks, Jr. – have you already reached out to Mr. Lotton; Randy – has not; was going to run it through the PC first to make sure everyone was okay with it; Mike Wallace -are you able to follow up with Mr. Lotton; John Spinks, Jr. – we can set up that meeting for Randy and reach out or we can let Randy do it; Randy- states he will set up the meeting; John Spinks, Jr.- states that's a conversation for Brad and Randy to have, if there is any dispute about what's happening because there would be a change in plan, then bring it to him; Randy- states he knows when going through the progress meetings, they started voicing concerns with some issues there, and being they haven't installed the eastern one, I was hoping concerns are corrected; John Spinks, Jr. – doesn't have the plans in front of him-knows the monument is different but does the plan show an island in there as well; Randy-not necessarily an island, the island is one of the issues, the biggest issue is the sweep coming in when you are plowing, having two to three inches of snow you have no idea that that curb is there, it's not natural, you think you would go straight but it's a nightmare to plow due to aesthetics; John Spinks, Jr. has another*

question to ask for Randy and Brett to discuss when they will turnover these streets; have we reached out, are we done with that issue yet; Attorney Galvan- I have reached out to Attorney Kuiper, he has not gotten back to me; John Spinks, Jr. – so at this particular point we do not open those streets. I know that the street department has been helpful because there are people in there, but they're running heavy equipment over those roads and they've not provided the warranty bond yet, so those are, as far as I'm concerned unless the law says differently, they are not our roads yet; Randy-we have not accepted them to my knowledge yet; Attorney Galvan- I have not seen anything either; John Spink's, Jr.- Do we need to send the letter out stating that we have not taken over this, and when they want us to, they need to bring this board and provide the warranty bond; Attorney Galvan -If that's the commission's decision, I will gladly do that, to the extent that we're not overstepping, we will look into it to make sure we're doing it; John Spinks, Jr. - I would think something along the lines of to the understanding that we have now taken over these roads and we do not do so until we have been provided with that warranty bond, correct, just to be clear and they're aware of it; and you know, they were very grateful Randy for the help with that plow; Mike Wallace- So this is something that we need to vote; John Spinks, Jr. - I'm going to make a motion that we send a letter to the developers making it clear that the town has yet to take this over, and we don't plan on doing so until we've been provided with the warranty bond and it's been approved by the Planning Commission; Attorney Galvan- I don't think we necessarily have to have a vote on that; John Spinks, Jr. – Removes motion; Randy- there will be punch list items, there are several curbs that are broke and several spots that are damaged, we will have to work through that process as well; John Spinks, Jr. -I know it's been a few months, I just want to be clear and fair to everyone where the town stands, because they don't want us to have to take over that responsibility; Mike Wallace- When it is all said and done, is this not part of the HOA- the HOA will then be doing their own snow plowing; Randy- no it will be the town, on that note also, we haven't accepted any of the other infrastructure, water nor sewer-just to be clear, we haven't 'accepted anything yet; John Spinks, Jr. asks to put that in the minutes; Mike Wallace -We wouldn't want to take over any kind of sewer over until the construction is completed because anything that they get in the sewer, we end up cleaning it out; John Spinks, Jr. - What typically happens is they get out developing a piece of property and they come to us and turn that over to us and we accept those roads; Mike Wallace- Yeah, they're not really doing this as a stage type construction, they're complaining 100% all the way through. John Spinks Jr.- They've only had approved Phase I; Mike Wallace -OK, so Phase I possibly before they go into Phase II- John Spinks, Jr.- they will come back from this point- Mike Wallace- we take over at Phase I- Randy- so that's a question I've asked them in the past, we are doing maintenance of water system, we are flushing, we are not [in audible] the water and we've got our paying customers on it, we're doing maintenance on the sewer system, is that something we should be doing because it is not ours, that's a question I've asked in the past but again we got paying customers, so we are turning water over in there for water quality issues; John Spinks, Jr.- I would think we have to service the pipes and any of those expenses would go towards the developer because they haven't turned them over to us yet. Something else to consider is that Phase I is closest to the entrance; whatever pathway they decide to take, if it's going to be the main entrance all the way through, they can't turn that over in Phase I, they have to keep that on the forefront because they will be running heavy equipment over the top of it; Mike Wallace- would it be something they come back and bond to us; John Spinks, Jr. – they are required to put up a warranty bond when they are completed. I would not vote to accept that to start that warranty bond until that construction is completed, they're running heavy concrete and cranes- Randy- running an excavator right across [in audible]- Brad- they have six concrete trucks per house; John Spinks, Jr. - So I think something to work through with them Brad, as we talk about something that you mentioned to them going into Phase II, what is your plan for accessing them, and then we'll have to all of us collectively make sure that we kind of keep that at the forefront, to figure out how that works; Mike Wallace- can you add that to the minutes Sarah; Sarah- yes; Attorney Galvan – has to abstain or hold back on some details due to his recent issues personal wise, so there is nothing to update you on tonight concerning the Washington Street residence, we had some closure to that, property looks so much better;

**Old Business: None**

**New Business:** Dustin Vibbert-South Shore Framing; would like to introduce a simple design of a pre-built “tiny houses” promoting the reduction and simplification of living space with a maximum floor area of 1200 feet (top 400 sq. ft./bottom 800 sq. ft.)

Mike Wallace –we have a local developer/contractor, Mr. Vibbert who would like to introduce himself;

Introduction: Dustin introduces himself and the concept he would like to present to the board of tiny home with a simple design; having pre-built walls/panels, standard construction, with crawl space, that he would like to keep/own/operate as rentals. Would like to build as many as he could, these would be multiple units in a spot; possibly changing zoning.

*[Discussion held: Mr. Vibbert had some drawings made up, of “tiny houses” of approximately 1200 square feet, it has different options, three bedrooms, single family, but also upstairs, downstairs type of situation. Would like to build some of these houses on some of the undeveloped lots. Throwback to what houses were like in the 50-60’s, and cost-effective and aesthetically pleasing. Depending on what’s available, there are abandoned lots all over the town; Mike Wallace states the next step would be to get with Brad to look at certain lots through the town, see what the developer can fit onto the property- Brad- once you find a lot, let me know- Mike Wallace – we are excited, definitely want some housings, building is the key to the growth of the town; John Spinks, Jr. – so you haven’t looked at any particular lots; Dustin- there’s a few he looked at, really wanted to get the drawings so he can get the pricing; John Spinks, Jr. – before you purchase them I would sit down and talk with Brad to see if it fits the price for the area. [inaudible-multiple people talking]*

Mike Wallace asks for a motion to adjourn.

Josh Noel made a motion to adjourn. Ed Erb seconded. All approved.

Motion to adjourn carries **4-0**.

There being no further business before the Plan Commission meeting adjourned at **7:31 p.m.**

  
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Mike Wallace, President

  
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Sarah C. Bushell, Recording Secretary