

HEBRON PLAN COMMISSION
MINUTES OF THE JULY 31, 2007 SPECIAL MEETING

The Hebron Plan Commission Special meeting of July 31, 2007 was called to order by President Scott Sweeney. Also, in attendance were Scott Sweeney, George Harness, Dave Peeler, Pete Breuckman, Don Ensign, Steve Sibbrell, Attorney Theodore A. Fitzgerald and Executive Secretary Joanne Garrett-Hansen.

Following the Pledge of Allegiance to the Flag, the following business was conducted:

Village Walk Preliminary Plat Approval - President Sweeney opened the public hearing regarding the request of Developer Jason Damazet for his subdivision, Village Walk. Lee Nagai, engineer for the development, presented the subdivision's preliminary plat for approval indicating that the subdivision will consist of single family homes with sidewalks on both sides of the street, a park, uniform mailboxes and coach lights, and a detention pond. Attorney Fitzgerald noted that all notice requirements pursuant to State statute were met. Mr. Nagai reported that the subdivision would have only one entrance and this was discussed in detail. Mr. Damazet noted that he envisions a village atmosphere for the Development. Square footage minimum requirements were changed to 1100 square footage for a ranch, 1300 square footage for a ½ story, and 1500 square footage for a 2-story with the price range being \$170,000.00 to \$230,000.00. Discussion ensued regarding street parking, snow plowing, and a park with a parking area. It was noted by Attorney Fitzgerald that the necessary variances were approved by the Board of Zoning Appeals and that all Town required fees were paid. President Sweeney closed the public hearing. On motion of Don Ensign, seconded by Pete Breuckman, and duly carried, the Plan Commission granted the request for preliminary plat and authorized the President and Secretary to sign the Preliminary Plat.

Walgreens - Attorney Fitzgerald asked for permission to let Walgreens know that the property in question is in a C1 zoning not light industrial. After a review of the zone map, the Commission agreed that the zoning of the parcel is C1.

Kennedy Homes Property - The issue of the mowing of the property was addressed. Attorney Fitzgerald will contact the attorney for the development and inform him of the situation.

Gene Mango - A letter needs to send a letter to Mr. Mango informing him of the weeds in his yard.

Poplar - Needs to be mowed and a letter will be sent.

There being no further business before the Commission, on motion of Bill Shillenn, seconded by Don Ensign, and duly carried, the meeting was adjourned.

Respectfully submitted,

Joanne Garrett-Hansen
Executive Secretary

Approved:

Scott Sweeney