

HEBRON PLAN COMMISSION
MINUTES OF THE MAY 11, 2010 MEETING

The Hebron Plan Commission meeting of May 11, 2010 was called to order by President Scott Sweeney. In attendance was Scott Sweeney, David Peeler, Steve Sibbrell, George Harness, Jeff Hanlon, Jennifer Mantai, Attorney Theodore A. Fitzgerald and Executive Secretary Joanne Garrett-Hansen. Also, in attendance were Council Member Jeff Grogan, Don Ensign, and Joyce Kaczmariski.

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

Approval of Minutes - On motion of Dave Peeler, seconded by Steve Sibbrell and duly carried 6-0, the minutes from the April 13, 2010 meeting were approved as submitted.

New Business

Public Hearing - Zone change request submitted Harry Hruska. Attorney Fitzgerald announced that Mr. Hruska met all of statutory requirements, ie., publication and payment of associated fees. Mr. Fitzgerald stated that request is to change the zoning of a parcel of land located on the Town's south boundary. Mr. Fitzgerald stated that Mr. Hruska recently purchase the last house on the southwest of Town limits and that he is seeking a zone change to I1 for the back portion of the property. Mr. Hruska does not intend to change the zoning for the front piece of property. Discussion ensued. The Public Hearing was closed. On motion of Steve Sibbrell, seconded by Jennifer Mantai and duly carried 6-0, the Commission approved making recommendation to the Town Council to change the zoning to I1. Mr. Hruska asked if the Town could cut the grass on the entire unused area. Attorney Fitzgerald said that legally the Town can't mow this area, but if the area was donated to the Town for an entrance sign the Town would have an obligation to mow the area.

Hot Dog Vendor - It was noted that Tony Vaupel was not in attendance. On motion of Dave Peeler, seconded by Steve Sibbrell and duly carried 6-0, the Commission dismissed his Vaupel's request. Attorney Fitzgerald noted that if the Town is considering a request such as this, an ordinance needs to be in place.

Marty Beehan asked for permission to build a garage on property he recently purchased on Jefferson Street. He said he wants to build the garage prior to building a house. Attorney Fitzgerald stated that Town Ordinances prohibits a garage structure prior to a house being built.

Old Business:

Colvin Property - Attorney Fitzgerald reminded the Commission of its ongoing lawsuit regarding this property and he asked for direction from the Commission. George Harness reported that he inspected that property, but he did not issue an occupancy permit. Discussion ensued. Mr. Harness will issue an occupancy permit. Attorney Fitzgerald said he would dismiss the court action.

Jackson Street - Discussion ensued regarding the abandon property on Jackson Street. Attorney Fitzgerald noted that George Harness can red tag the property.

105 Pear Court - George Harness reported that there is mold in the house. Attorney

Fitzgerald stated that property can be red tagged.

There being no further business before the Commission, on motion of Steve Sibbrell, seconded by Jeff Hanlon and duly carried 6-0, the meeting was adjourned.

Respectfully submitted,

Joanne Garrett-Hansen
Executive Secretary

Approved:

Scott Sweeney, President