

**TOWN OF HEBRON
PLAN COMMISSION
MINUTES OF THE DECEMBER 13, 2011 MEETING**

The Hebron Plan Commission meeting of December 13, 2011 was called to order by President Jeff Hanlon. In attendance were Pete Breuckman, Jeff Hanlon, Steve Sibbrell, George Harness, Dave Peeler, Jennifer Mantai, Howard O'Connor, Attorney Theodore A. Fitzgerald and Executive Secretary Joanne Garrett-Hansen. Also, in attendance were Councilmen Don Ensign and Jeff Grogan, Councilwoman Joyce Kaczmariski, Clerk-Treasurer Terri Waywood and Public Works Director Jim Shelhart.

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

Approval of Minutes - On motion of Steve Sibbrell, seconded by Howard O'Connor and Pete Breuckman and duly carried 7-0; the minutes from the November 15, 2011 meeting were approved as presented.

New Business

Public Hearing Ordinance 2011-12-20 – Ordinance Adopting Minimum Exterior Standards for Exterior of House - President Hanlon opened the public hearing. Attorney Fitzgerald stated that this Ordinance will plug into the Unsafe Building Ordinance giving authority to regulate any unsightly or common problems associated with vacant properties due to foreclosures and that it survives foreclosures and bankruptcies. Discussion ensued. President Hanlon closed the Public Hearing. On motion of Pete Breuckman, seconded by Howard O'Connor and duly carried 7-0, the Commission voted to recommend to the Town Council that Ordinance 2011-12-20 be passed and adopted.

Shed on Jefferson Street – Joanne Garrett-Hansen presented the Commission with pictures of a 10x20 foot shed currently constructed on her neighbor's property. She noted that not only is the shed in violation of the required side and rear yard set back requirements; it is placed on patio blocks. Discussion ensued. It was the consensus of the Commission that the shed is an accessory building which requires a variance to the set back requirements to remain in its present location and that it must be anchored in some fashion. The Building Inspector also noted that the foundation of the accessory building is unstable and unsafe. The owner was given 30 days to apply for a variance or to move the shed.

Old Business

Code – Don Ensign informed the Commission that code people from the State of Indiana have requested the codes be updated. On motion of Pete Breuckman, seconded

by Dave Peeler and duly carried 7-0, the Commission asked the Council to apply for an extension.

Contractor fees – Clerk-Treasurer Waywood stated that a workshop to address updating these fees will be held at 7:10 on January 10, 2012.

There being no further business before the Commission, on motion of Pete Breuckman, seconded by Howard O'Connor and duly carried 7-0, the meeting was adjourned.

Respectfully submitted,

Joanne Garrett-Hansen

Approved:

Jeff Hanlon