

**VILLAGE OF HEBRON
PLANNING AND ZONING COMMISSION
FEBRUARY 22, 2021**

Meeting called to Order

5:04 p.m.

The meeting began with the Pledge of Allegiance.

Attendance

Members Kruse, Lange, McFarlin, and Erckfritz answered aye to roll. Member Mandernack was absent. Also present were Attorney Smoron, Clerk Attermeier, President Martinez and residents.

Discussion and Vote to Approve Planning and Zoning Commission Minutes of December 16, 2019

Attorney Smoron queried the members for approval of the December 16, 2019 minutes of the Planning and Zoning Commission minutes. All were in favor of approval.

Discussion and Vote to Approve Planning and Zoning Commission Minutes of June 15, 2020

Attorney Smoron queried the members for approval of the June 15, 2020 minutes of the Planning and Zoning Commission minutes. All were in favor of approval.

Public Hearing began at 5:12

Attorney Smoron announced the **Opening of the public hearing to rezone the Jadison Group, LLC property commonly known as 11414 Maple Avenue to I-1 (Light) Industrial Zoning including presentation by Petitioner, public comment and testimony followed by closing of public hearing on the proposed zoning for such property.**

Attorney Smoron gave the floor to David Vohaska, manager and authorized agent of Jadision Group, LLC. Mr. Vohaska explained that the company feels that it is important to be connected to the Village of Hebron. He feels it would increase the value of the building. At some point they would ask to be connected to the Village water and sewer.

Questions and Deliberations of the Planning and Zoning Commission Members

Cyndie Erckfritz, Commission Member, asked if the property to be annexed was the vacant field. Dave Vohaska stated that it was a five-acre parcel which includes the building.

Joann Lange, Commission Member, asked what type of business Jadison Group was. Mr. Vohaska explained that it was a specialty import food business and distributor.

Attorney Smoron closed the public hearing at 5:34 p.m.

At this time, Attorney Smoron asked for public comments.

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Mike Von Bergen, Hebron Township Trustee, expressed concern regarding what the benefits were to the petitioner concerning taxes and connecting to the Village water and sewer. He stated that the petitioner would pay increased taxes in the Village.

Commissioner Kyle Mandernack arrived at 5:11 p.m.

Mr. Vohaska stated that he is hoping to go in with his neighbor to bring Village services to the property.

President Martinez explained that this would extend the Village further to the East and it would be the landowners cost to connect with the Village utilities. She explained that the Village Building Inspector, Dick Ackerman, and Dave Vohaska are working to expand the water and sewer lines from the Village to the Brian Bass property and to Mr. Vohaska's property at 11414 Maple Avenue. It may be possible for these two owners to recapture fees from future developers with a recapture agreement.

Zeke Nickels, Hebron Township Highway Commissioner, stated that he felt that the Village of Hebron needs to work on the existing infrastructure and should not take on any additional roads prior to accomplishing this.

President Martinez stated that the Village of Hebron welcomes Mr. Vohaska and his business to the Village of Hebron.

Motion to adopt findings of fact regarding zoning for the Jadison Group, LLC property.

Commissioner Lange made a motion to adopt findings of fact regarding zoning for the Jadison Group, LLC property. Commissioner Mandernack seconded the motion.

Motion to make recommendations to Village President and Board of Trustees regarding proposed zoning to I-1 (Light) Industrial Zoning for the Jadison Group, LLC property

Member Kruse made a motion to adopt the proposal as presented. Member Mandernack seconded the motion. Motion carried by all on a roll call vote.

Adjournment

Commissioner Lange made a motion to adjourn at 5:25 p.m. Commissioner McFarlin seconded. All were in favor.



Jean Attermeier
Village Clerk