

The Village of Hebron  
 Board of Planning & Zoning  
 Regular Monthly Meeting Agenda  
 January 8, 2024 @ 6:00 PM



**1. Call to order of the regular meeting and stand for the pledge.**

**Roll call:**

Dr. Mockus	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT	N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT
Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSENT				

**2. Motion to approve the December 4<sup>th</sup>, 2023, meeting minutes made by**

**Seconded by** \_\_\_\_\_

Is there discussion on the minutes of the previous meeting as presented?  YES  NO

**Roll call:**

Dr. Mockus	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN				

**Public Hearing:**

Public hearings of the Planning and Zoning Board will occur prior to the Board conducting business at its regular meeting, which follows immediately after this hearing. These public hearings allow the opportunity for property owners to discuss their applications and present evidence and testimony regarding their requests before the Board. Applications under consideration may include, but are not limited to, conditional uses, variances, site development plans, lot splits, home occupations, and/or zoning amendments.

No decision will be made at this public hearing. It will be made either during the regular meeting or within 30 days from the date of the public hearing.

**Oath to witnesses:**

Anyone wishing to comment during a public hearing must take the witness oath or their comments cannot be considered. It is suggested that you stand and participate in the group witness oath to ensure your comments will be considered as part of the official record.

**Public hearing to consider the following:**

- **National Church Residences has applied for Site Development in compliance with Zoning Code Chapters 1109 and 1131. The applicant is requesting the property located at 3272 Hebron Road be granted variances to construct multi-family, senior living apartments.**
- **National Church Residences has applied for five (5) Variances in compliance with Zoning Code Chapters 1115 and 1131. The applicant is requesting the property located at 3272 Hebron Road be granted variances from Village zoning code as listed below:**
  - 1) Multi-unit residential dwellings are not to exceed twelve (12) units per dwelling.
  - 2) Lot coverage maximum is thirty-five percent (35%).
  - 3) Side yard setback is a minimum of thirteen (13) feet on one side plus one (1) foot for every unit per building over four (4) units.

- 4) Minimum finished total floor area for a One (1) Bedroom Unit is 700 square feet.
- 5) For multi-family dwellings, there shall be two and one-half (2 ½) parking spaces with one (1) being an enclosed garage.

- Chabi Dhimall has applied for a Conditional Use in compliance with Zoning Code Chapters 1113 and 1135.03(a). The applicant is requesting the property located at 161 S. High Street be granted a conditional use to operate a drive-thru business.

A motion to adjourn from the Public Hearing and reconvene into the regular meeting made by \_\_\_\_\_, Seconded by \_\_\_\_\_  
Time \_\_\_\_\_

**Roll call:**

Dr. Mockus	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN				

**3. ITEMS REQUIRING ACTION:**

- National Church Residences has applied for Site Development in compliance with Zoning Code Chapters 1109 and 1131. The applicant is requesting the property located at 3272 Hebron Road be granted variances to construct multi-family, senior living apartments.

A motion to recommend to Council to (approve, approve with conditions, or deny) \_\_\_\_\_  
made by \_\_\_\_\_ Seconded by \_\_\_\_\_

**Roll call:**

Dr. Mockus	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN				

- National Church Residences has applied for five (5) Variances in compliance with Zoning Code Chapters 1115 and 1131. The applicant is requesting the property located at 3272 Hebron Road be granted variances from Village zoning code as listed below:

- 1) Multi-unit residential dwellings are not to exceed twelve (12) units per dwelling.
- 2) Lot coverage maximum is thirty-five percent (35%).
- 3) Side yard setback is a minimum of thirteen (13) feet on one side plus one (1) foot for every unit per building over four (4) units.
- 4) Minimum finished total floor area for a One (1) Bedroom Unit is 700 square feet.
- 5) For multi-family dwellings, there shall be two and one-half (2 ½) parking spaces with one (1) being an enclosed garage.

A motion to recommend to (approve, approve with conditions, or deny) \_\_\_\_\_  
made by \_\_\_\_\_ Seconded by \_\_\_\_\_

**Roll call:**

Dr. Mockus	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN				

- **Chabi Dhimal has applied for a Conditional Use in compliance with Zoning Code Chapters 1113 and 1135.03(a). The applicant is requesting the property located at 161 S. High Street be granted a conditional use to operate a drive-thru business.**

A motion to (approve, approve with conditions, or deny) \_\_\_\_\_  
 made by \_\_\_\_\_ Seconded by \_\_\_\_\_

**Roll call:**

Dr. Mockus     YES    NO    ABSTAIN    N/A         YES    NO    ABSTAIN  
 Mr. McFarland    YES    NO    ABSTAIN    N/A         YES    NO    ABSTAIN  
 Mr. Stoner         YES    NO    ABSTAIN

- **R & J Real Estate Investments of Licking County has applied for a lot split for their property located at 106 Burch Street. (Part of Parcel 075-344928-00.000) Lot is to be split into two (2) lots to provide village access for future infrastructure. The property is currently zoned GC (General Commercial) and will change to C1 (Conservation 1) to match lot split.**

A motion to (approve, approve with conditions, or deny) \_\_\_\_\_  
 made by \_\_\_\_\_ Seconded by \_\_\_\_\_

**Roll call:**

Dr. Mockus     YES    NO    ABSTAIN    N/A         YES    NO    ABSTAIN  
 Mr. McFarland    YES    NO    ABSTAIN    N/A         YES    NO    ABSTAIN  
 Mr. Stoner         YES    NO    ABSTAIN

- **Village of Hebron has applied for a lot split for their property located at E. Main Street. (Part of Parcel 075-344870-00.000) Lot is to be split into two (2) lots to provide village access for future infrastructure. The property is currently zoned C1 (Conservation 1) and will change to GC (General Commercial) to match lot split.**

A motion to (approve, approve with conditions, or deny) \_\_\_\_\_  
 made by \_\_\_\_\_ Seconded by \_\_\_\_\_

**Roll call:**

Dr. Mockus     YES    NO    ABSTAIN    N/A         YES    NO    ABSTAIN  
 Mr. McFarland    YES    NO    ABSTAIN    N/A         YES    NO    ABSTAIN  
 Mr. Stoner         YES    NO    ABSTAIN

4. **Visitor Comments**
5. **Community Development Monthly Report**
6. **Zoning Attorney Report**
7. **Planning & Zoning Board Member Discussion/Comments**
8. **Next regular meeting – February 5<sup>th</sup>, 2024 @ 6:00 pm**

A motion to adjourn made by \_\_\_\_\_ at \_\_\_\_\_:\_\_\_\_\_ p.m.  
 Seconded by \_\_\_\_\_

**Roll call:**

Dr. Mockus	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN				

**Board Members**

Rick Stoner, Chair

Michael McFarland, Vice Chair

Dr. Valerie Mockus, Mayor

\*\*Open Board seat and open Council Board seat to be determined at the January Organizational meeting.