

The Village of Hebron  
 Board of Planning & Zoning  
 Regular Monthly Meeting Agenda  
 February 5, 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	Mr. Jacobs	<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	Mr. Wolf	<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 January 8<sup>th</sup>, 2024, 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"/> ABSENT	Mr. Jacobs	<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	Mr. Wolf	<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				

**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.

**3. Public hearing to consider the following:**

- Nathan & Jessica Corum have applied for two (2) Variances in compliance with Zoning Code Chapters 1115 and 1159. The applicant is requesting the property located at 403 Mound Street be granted variances from Village zoning code as listed below:
  - Quantity - If more than one accessory building or structure is proposed on a single residential lot, prior approval of the Planning and Zoning Board shall be required.
  - Lot Size One (1) Acre or Less: An accessory building or structure shall be no larger than fourteen hundred (1400) square feet, shall contain no more than one (1) story, side walls shall be no higher than ten (10) feet, shall not exceed a total height of eighteen (18) feet as measured from the floor to the top of the roof, and no door serving the accessory building or structure shall exceed ten (10) feet in height.

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

**Roll call:**

Dr. Mockus       YES    NO    ABSENT      Mr. Jacobs    YES    NO    ABSENT  
Mr. McFarland    YES    NO    ABSENT      Mr. Wolf       YES    NO    ABSENT  
Mr. Stoner        YES    NO    ABSENT

**4. ITEMS REQUIRING ACTION:**

- Nathan & Jessica Corum have applied for two (2) Variances in compliance with Zoning Code Chapters 1115 and 1159. The applicant is requesting the property located at 403 Mound Street be granted variances from Village zoning code as listed below:
  - Quantity - If more than one accessory building or structure is proposed on a single residential lot, prior approval of the Planning and Zoning Board shall be required.
  - Lot Size One (1) Acre or Less: An accessory building or structure shall be no larger than fourteen hundred (1400) square feet, shall contain no more than one (1) story, side walls shall be no higher than ten (10) feet, shall not exceed a total height of eighteen (18) feet as measured from the floor to the top of the roof, and no door serving the accessory building or structure shall exceed ten (10) feet in height.

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

**Roll call:**

Dr. Mockus       YES    NO    ABSENT      Mr. Jacobs    YES    NO    ABSENT  
Mr. McFarland    YES    NO    ABSENT      Mr. Wolf       YES    NO    ABSENT  
Mr. Stoner        YES    NO    ABSENT

- Jerry Bush of Cumberland Meadows Condominium, LLC requests a time extension for the Cumberland Meadows Phase II project. Construction is projected to start in the spring of 2024.

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

**Roll call:**

Dr. Mockus       YES    NO    ABSENT      Mr. Jacobs    YES    NO    ABSENT  
Mr. McFarland    YES    NO    ABSENT      Mr. Wolf       YES    NO    ABSENT  
Mr. Stoner        YES    NO    ABSENT

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

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

**Roll call:**

Dr. Mockus       YES    NO    ABSENT      Mr. Jacobs    YES    NO    ABSENT  
Mr. McFarland    YES    NO    ABSENT      Mr. Wolf       YES    NO    ABSENT  
Mr. Stoner        YES    NO    ABSENT

**Board Members**

Rick Stoner, Chair  
Michael McFarland, Vice Chair  
Scott Jacobs, Secretary  
Dr. Valerie Mockus, Mayor  
Randy Wolf, Council Member