

The Village of Hebron  
 Board of Planning & Zoning  
 Regular Monthly Meeting Agenda  
 March 4, 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 February 5<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				

**3. 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:**

- Signarama has applied for a Variance in compliance with Zoning Code Chapters 1115 and 1153.05(b)(1)(A). The applicant is requesting the property located at 450 John Alford Parkway be granted a variance from Village zoning code as listed below: (Parcel #: 075-344754-00.009)  
 Number (Wall signs): No more than one wall sign shall be permitted per business.
- Signarama has applied for a Variance in compliance with Zoning Code Chapters 1115 and 1153.05(b)(1)(B). The applicant is requesting the property located at 450 John Alford Parkway be granted a variance from Village zoning code as listed below: (Parcel #: 075-344754-00.009)  
 Number (Freestanding signs): No more than one freestanding sign shall be permitted per parcel.
- Ohio Valley KB, Ltd. has applied for site development in compliance with Zoning Code 1109. The applicant is requesting the property located directly east of 150 Arrowhead Blvd. be given preliminary approval to construct a cabinet making facility.  
 (Parcel #: 075-345318-00.002)

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:**

- Signarama has applied for a Variance in compliance with Zoning Code Chapters 1115 and 1153.05(b)(1)(A). The applicant is requesting the property located at 450 John Alford Parkway be granted a variance from Village zoning code as listed below: (Parcel #: 075-344754-00.009)

Number (Wall signs): No more than one wall sign shall be permitted per business.

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

- Signarama has applied for a Variance in compliance with Zoning Code Chapters 1115 and 1153.05(b)(1)(B). The applicant is requesting the property located at 450 John Alford Parkway be granted a variance from Village zoning code as listed below: (Parcel #: 075-344754-00.009)

Number (Freestanding signs): No more than one freestanding sign shall be permitted per parcel.

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

- Ohio Valley KB, Ltd. has applied for site development in compliance with Zoning Code 1109. The applicant is requesting the property located directly east of 150 Arrowhead Blvd. be given preliminary approval to construct a cabinet making facility. (Parcel #: 075-345318-00.002)

A motion to recommend to Council 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

- Philip & Barbara Watts have applied for a lot split for their property located on Canyon Road. (Part of Parcel 075-344826-00.000) Lot is to be split into two (2) lots for the future Microsoft Corporation data center. The property is currently zoned R1 (Residential 1) and will change to M1 (Manufacturing 1) to match the lot split.

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

- Philip & Barbara Watts have applied for a lot split for their property located at 129 N. High Street. (Part of Parcel 075-344808-00.000) Lot is to be split into three (3) lots for the future Microsoft Corporation data center. The property is currently zoned R1 (Residential 1), R4 (Residential 4), & M1 (Manufacturing 1) and will change to M1 (Manufacturing 1) to match the lot split.

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

5. Visitor Comments
6. Community Development Monthly Report
7. Zoning Attorney Report
8. Planning & Zoning Board Member Discussion/Comments
9. Next regular meeting – April 1<sup>st</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"/> 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				

**Board Members**

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