

**VILLAGE OF HEBRON
PUBLIC HEARING MINUTES
March 22, 2023**

5:30 pm

This meeting was held both remotely and in person.

CALL TO ORDER

Mayor Layton called the meeting to order at 5:30pm

ROLL CALL

Councilmembers in attendance: Council President Dr. Valerie Mockus, Councilmembers Stacy Stoner, Annelle Porter, Kenney Nauer, Randy Wolf and Paige Seymour.

Others in attendance: Mayor James Layton, Village Fiscal Officer/Interim Administrator Deborah Morgan, Village Solicitor Wesley K. Untied, Community Development Coordinator Bonnie Miller, and Clerk of Council/Administrative Assistant Christina Furbee.

Visitors in attendance: Sarajane Steffes, Doug Lowe

Remote Visitors: None

DISCUSSION

Topic:

An application was received for a Zoning Amendment by National Church Residences. The applicant is requesting a re-zone of 3272 Hebron Road from General Commercial to Residential District 5. The request was reviewed by the Hebron Planning & Zoning Board, and they have forwarded their recommendation to Village Council. The recommendation is that the amendment be granted as requested.

Dr. Mockus said the recommendation was unanimous from the Planning & Zoning Board.

Ms. Steffes said the mission of National Church Residences is founded on a Christian commitment to provide comfortable housing, socialization and health care to older adults. She provided a PowerPoint presentation detailing the proposed construction of a multi-unit Senior complex.

Mrs. Porter asked for the square footage of the proposed apartments. Ms. Steffes said the typical area is 650 sq ft.

Mrs. Porter said the documents provided to Council state the units "will be contained in one building." She asked if this proposed plan is flexible. Mr. Lowe said a variance would need to be obtained, so this could change, but the plan is to keep everyone in one building so residents won't have to go outside in the weather or in the dark.

Mrs. Porter said she finds it an odd statement that the documents say the development would keep residents in close proximity to family and friends. Ms. Steffes said a study suggests that residents' families are typically local.

Mrs. Seymour asked if there is any concern about the proposed development being near industrial buildings. Ms. Steffes said they have similar set ups in other areas and they find that this is not a hinderance. Mrs. Seymour asked if there will be fencing and trees. Ms. Steffes said at this time, there will be fencing and trees near the train tracks but they could also be added to the northern part of the lot.

Mrs. Porter said there is a lot going on around that area, such as manufacturing, the water reclamation plant, etc. Ms. Steffes said secured entries, cameras, and the placement of the property provide safety and a general feel of community within the lot.

Mrs. Seymour asked if the property is located in the floodplain. Ms. Steffes said it is not in the floodplain.

VISITOR COMMENTS /OATH

ADJOURN

Dr. Mockus moved to close the public hearing at 5:48pm, seconded by Mrs. Seymour. A roll call vote was taken with all councilmembers present voting in favor.

_____(on file)_____
James Layton, Mayor

Attest:

_____(on file)_____
Deborah Morgan, Village Fiscal Officer