

The Village of Hebron
 Board of Planning & Zoning
 Regular Monthly Meeting Agenda
 April 1, 2024 @ 6:00 PM



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

Roll call:

Mayor 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. 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:

- Variance application – The applicant has applied for a variance for a secondary accessory structure for the property located at 134 Hamilton Avenue, Hebron, Ohio. Parcel # 075-347982-00.000.
- Zoning Amendment Application – The applicant is requesting the property located at 323 N. High Street Hebron Road, Hebron, Ohio be rezoned from Agriculture to an M-Manufacturing-1 District. This property is currently under review for proposed annexation into the Village of Hebron.
- Zoning Amendment Application – The applicant is requesting the property located at 129 N. High Street Hebron Road, Hebron Ohio be rezoned from M1-Manufacturing-1 District, R-4 Residential-4 District, and R-1 Residential-1 to an M1-Manufacturing-1 District
- Variance Application – The applicant has applied for a variance to eliminate the requirement of off-street parking adjacent to the right-of-way area for the property located at Arrowhead Blvd., Hebron, Ohio. Parcel # 075-344754-100.009
- Variance Application – The applicant has applied for a variance for a larger sign for the purposes of building identification for the property located at 160 N. High Street, Hebron, Ohio. Parcel #075-345324-00.000

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

Roll call:

Mayor 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				

1. ITEMS REQUIRING ACTION:

- Variance application – The applicant has applied for a variance for a secondary accessory structure for the property located at 134 Hamilton Avenue, Hebron, Ohio. Parcel # 075-347982-00.000.

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

Roll call:

Mayor 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				

- Zoning Amendment Application – The applicant is requesting the property located at 323 N. High Street Hebron Road, Hebron, Ohio be rezoned from Agriculture to an M-Manufacturing-1 District. This property is currently under review for proposed annexation into the Village of Hebron.

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

Roll call:

Mayor 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				

- Zoning Amendment Application – The applicant is requesting the property located at 129 N. High Street Hebron Road, Hebron Ohio be rezoned from M1-Manufacturing-1 District, R-4 Residential-4 District, and R-1 Residential-1 to an M1-Manufacturing-1 District

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

Roll call:

Mayor 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				

- Variance Application – The applicant has applied for a variance to eliminate the requirement of off-street parking adjacent to the right-of-way area for the property located at Arrowhead Blvd., Hebron, Ohio. Parcel # 075-344754-100.009

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

Roll call:

Mayor 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				

- Variance Application – The applicant has applied for a variance for a larger sign for the purposes of building identification for the property located at 160 N. High Street, Hebron, Ohio. Parcel #075-345324-00.000

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

Roll call:

Mayor 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. Visitor Comments

3. Community Development Monthly Report

4. Zoning Attorney Report

5. Planning & Zoning Board Member Discussion/Comments

6. Next regular meeting – May 6th, 2024 @ 6:00 pm

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

Roll call:

Mayor 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