



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, Clifford Mason, is requesting the property located at 125 Dennison Street, Hebron, Ohio be granted a variance to eliminate the requirement of a sidewalk.
- Variance Application – The applicant, Woodspring Suites Extended Stay Hotel, has applied for a variance to eliminate the loading area requirement for the property located on Arrowhead Blvd., Hebron, Ohio. Parcel # 075-344754-00.005.
- Final Site Development Plan – The Planning & Zoning Board will discuss the Final Site Plan for the Woodspring Suites Extended Stay Hotel Project on Arrowhead Blvd., Parcel #: 075-344754-00.005.
- Zoning Amendment Application – The applicant, Dr. Dimitrios Makridis, has applied for a zoning amendment to rezone the property located at 820 W. Main Street and 104 N. 9th Street from an R1-Residential District to a GC-General Commercial District.
- Variance Application – The applicant, Vance Outdoors, has applied for a variance for two (2) additional signs for the property located at 150 Arrowhead Blvd., Hebron, Ohio. Parcel # 075-344754-00.004.
- Final Site Development Plan – The Planning & Zoning Board will discuss the Final Site Plan for the Ohio Valley Project on Arrowhead Blvd., Parcel #: 075-344754-00.009.

- Preliminary Planned Residential Development - M/I Homes has applied for a new Planned Residential Development, “PRD”, (Planning & Zoning Code, Section 1141) for the property located directly south of 934 W. Main Street, Hebron, Ohio. Parcel # 075-344922-00.000 (31.96 acres) and Parcel # 078-330558-00.000 (21.43 acres).

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				

3. ITEMS REQUIRING ACTION:

- Variance Application – The applicant, Clifford Mason, has applied for a variance to eliminate the requirement of a sidewalk on their property located at 125 Dennison Street, Hebron, Ohio. Parcel # 075-347040-00.000.

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				

- Variance Application – The applicant, Woodspring Suites Extended Hotel, has applied for a variance to eliminate the loading area requirement for the property located on Arrowhead Blvd., Hebron, Ohio. Parcel # 075-344754-00.005.

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				

- Final Site Development Plan – The Planning & Zoning Board will discuss the Final Site Plan for the Woodspring Suites Extended Suites Hotel Project on Arrowhead Blvd., Parcel #: 075-344754-00.005.

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, Dr. Dimitrios Makridis, has applied for a zoning amendment to rezone the property located at 820 W. Main Street and 104 N. 9th Street from an R1-Residential District to a GC- General Commercial District.

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

Roll call:

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

- Variance Application – The applicant, Vance Outdoors, has applied for two (2) sign variances for the property located at 150 Arrowhead Blvd., Hebron, Ohio. Parcel #075-345754-00.004.

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

Roll call:

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

- Preliminary Planned Residential Development - M/I Homes has applied for a new Planned Residential Development, “PRD”, (Planning & Zoning Code, Section 1141) for the property located directly south of 934 W. Main Street, Hebron, Ohio. Parcel # 075-344922-00.000 (31.96 acres) and Parcel # 078-330558-00.000 (21.43 acres).

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

Roll call:

Mayor 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. Visitor Comments
- 5. Community Development Monthly Report
- 6. Zoning Attorney Report
- 7. Planning & Zoning Board Member Discussion/Comments
- 8. Next regular meeting – June 3rd, 2024 @ 6:00 pm

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

Roll call:

Mayor 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

Economic & Community Development Director

Brittany Misner

Community Development Assistant

Bonnie Miller