



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

Roll call:

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

2. The Board acknowledges that the minutes are recorded and transcribed.
3. Motion to approve the July 10th, September 11th, and October 2nd, 2023, meeting minutes
 _____ Second the motion _____

Is there discussion on the minutes of the previous meeting as presented? YES NO

Roll call:

Dr. Mockus YES NO ABSTAIN Mr. Layton YES NO ABSTAIN
 Mr. McFarland YES NO ABSTAIN Mr. Stoner YES NO ABSTAIN
 Mr. Jacobs YES NO ABSTAIN

Public Hearing:

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:

- **New S & M Investments, LLC has applied for a Site Development Plan in compliance with Zoning Code 1109. The applicant is requesting the property located adjacent to 122 Arrowhead Blvd. be given preliminary approval to construct and operate an extended-stay hotel. (Zoning Code, Chapter 1109)**
- **Jeff Stein has applied for a Conditional Use in compliance with Zoning Code 1113. The applicant is requesting the property located at 161 N. High Street be approved for a conditional use to occupy/operate a dog grooming business. (Zoning Code, Chapter 1137.03 (e))**
- **Bob Jude has applied for a Variance. The applicant has applied for a variance for new residential construction for the property located at 602 W. North Street. (Zoning Code, Chapter 1115 & 1123.04)**
- **Motion to recommend to Village Council that proposed amendments to the Hebron Village Planning and Zoning Code prepared by legal counsel be approved as requested.**

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 ABSTAIN Mr. Layton YES NO ABSTAIN
 Mr. McFarland YES NO ABSTAIN Mr. Stoner YES NO ABSTAIN
 Mr. Jacobs YES NO ABSTAIN

4. ITEMS REQUIRING ACTION:

- **New S & M Investments, LLC has applied for a Site Development Plan in compliance with Zoning Code 1109. The applicant is requesting the property located adjacent to 122 Arrowhead Blvd. be given preliminary approval to construct and operate an extended-stay hotel. (Zoning Code, Chapter 1109)**

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

Roll call:

Dr. Mockus YES NO ABSTAIN Mr. Layton YES NO ABSTAIN
 Mr. McFarland YES NO ABSTAIN Mr. Stoner YES NO ABSTAIN
 Mr. Jacobs YES NO ABSTAIN

- **Jeff Stein has applied for a Conditional Use in compliance with Zoning Code 1113. The applicant is requesting the property located at 161 N. High Street be approved for a conditional use to occupy/operate a dog grooming business. (Zoning Code, Chapter 1137.03 (e))**

A motion to (approve, approve with conditions, or deny) _____
 made by _____ Second the Motion _____

Roll call:

Dr. Mockus YES NO ABSTAIN Mr. Layton YES NO ABSTAIN
 Mr. McFarland YES NO ABSTAIN Mr. Stoner YES NO ABSTAIN
 Mr. Jacobs YES NO ABSTAIN

- **Bob Jude has applied for a Variance. The applicant has applied for a variance for new residential construction for the property located at 602 W. North Street. (Zoning Code, Chapter 1115 & 1123.04)**

A motion to (approve, approve with conditions, or deny) _____
 made by _____ Second the Motion _____

Roll call:

Dr. Mockus YES NO ABSTAIN Mr. Layton YES NO ABSTAIN
 Mr. McFarland YES NO ABSTAIN Mr. Stoner YES NO ABSTAIN
 Mr. Jacobs YES NO ABSTAIN

- **Motion to recommend to Village Council that proposed amendments to the Hebron Village Planning and Zoning Code prepared by legal counsel be approved as requested.**

A motion to (approve, approve with conditions, or deny) _____
 made by _____ Second the Motion _____

Roll call:

Dr. Mockus YES NO ABSTAIN Mr. Layton YES NO ABSTAIN
 Mr. McFarland YES NO ABSTAIN Mr. Stoner YES NO ABSTAIN
 Mr. Jacobs YES NO ABSTAIN

- Pursuant to Chapter 1111 of the Village of Hebron Planning and Zoning Code, Motion to Initiate Proposed Amendments to the Zoning Code as Drafted by Counsel and Set a Public Hearing before the Planning and Zoning Board for Monday, December 4th, 2023.

A motion to (approve, approve with conditions, or deny) _____
 made by _____ Second the Motion _____

Roll call:

Dr. Mockus YES NO ABSTAIN Mr. Layton YES NO ABSTAIN
 Mr. McFarland YES NO ABSTAIN Mr. Stoner YES NO ABSTAIN
 Mr. Jacobs YES NO ABSTAIN

5. Visitor Comments
6. Community Development Monthly Report
7. Zoning Attorney Report
8. Planning & Zoning Board Member Discussion/Comments
9. Next regular meeting – December 4, 2023 @ 6:00 pm

A motion to adjourn made by _____ at _____:_____ p.m.
 Second the Motion _____

Roll call:

Dr. Mockus YES NO ABSTAIN Mr. Layton YES NO ABSTAIN
 Mr. McFarland YES NO ABSTAIN Mr. Stoner YES NO ABSTAIN
 Mr. Jacobs YES NO ABSTAIN

Board Members

Rick Stoner, Chair
 Michael McFarland, Vice Chair
 Scott Jacobs, Secretary
 James Layton, Mayor
 Dr. Valerie Mockus, Council President