



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. Motion to approve the November 6th, 2023, meeting minutes made by

_____ **Seconded by** _____

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:

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:

- **The Village of Hebron has applied for a Zoning Amendment, in compliance with Zoning Code 1111. The applicant is requesting the property located at 3261 Hebron Road be rezoned from C1 – Conservation-1 District to M1 – Manufacturing-1 District.**
- **To review and provide a recommendation to Village Council on proposed amendments to the Hebron Village Planning and Zoning Code prepared by legal counsel be approved as requested. The proposed amendments are as follows:**
 - 1) **new regulations for condominium residential district (R6)**
 - 2) **amendment to Appendix E (Zoning District Chart)**
 - 3) **amendment to Chapter 1147 (Special Provisions- Fences)**
 - 4) **amendment to Chapter 1179 (Subdivisions- Sidewalks)**

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

3. ITEMS REQUIRING ACTION:

- **The Village of Hebron has applied for a Zoning Amendment, in compliance with Zoning Code 1111. The applicant is requesting the property located at 3261 Hebron Road be rezoned from C1 – Conservation-1 District to M1 – Manufacturing-1 District.**

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

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. The proposed amendments are as follows:**

- 1) new regulations for condominium residential district (R6)**
- 2) amendment to Appendix E (Zoning District Chart)**
- 3) amendment to Chapter 1147 (Special Provisions- Fences)**
- 4) amendment to Chapter 1179 (Subdivisions- Sidewalks)**

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

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 approve proposed 2024 Planning and Zoning meeting dates as presented at the November 6th, 2023, Planning and Zoning meeting.**

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

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. Visitor Comments
- 5. Community Development Monthly Report
- 6. Zoning Attorney Report
- 7. Planning & Zoning Board Member Discussion/Comments
- 8. Next regular meeting – January 8th, 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"/> ABSTAIN	Mr. Layton	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. McFarland	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN	Mr. Stoner	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Mr. Jacobs	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN				

Board Members

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