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THE VILLAGE OF HEBRON
BOARD OF PLANNING AND ZONING

PUBLIC HEARING

- - -

Monday Evening Session
August 1, 2022, 6:30 p.m.

Municipal Complex
934 Main Street
Hebron, Ohio 43025

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Board of Planning and Zoning:

Rick Stoner, Vice-Chairman
Scott Jacobs, Secretary
Jim Layton, Mayor
Annelle Porter, Council Member

Community Development Coordinator:
Linda Nicodemus

- - -

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COURT REPORTER
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- - -

Monday Evening Session

August 1, 2022

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4 MR. STONER: Good evening. We will
5 call the Hebron Village Board of Planning and
6 Zoning to order. If you will stand and join me in
7 the pledge.

8 (PLEDGE OF ALLEGIANCE.)

9 MR. STONER: All right. We'll take
10 roll call.

11 Ms. Porter?

12 MS. PORTER: Yes.

13 MR. STONER: Mr. Jacobs?

14 MR. JACOBS: Yes.

15 MR. STONER: Mr. Layton?

16 MAYOR LAYTON: Yes.

17 MR. STONER: Mr. Stoner, yes. The
18 Board acknowledges that the minutes are recorded
19 and transcribed. Do I hear a motion to approve --
20 we have three Board meeting minutes to approve. So
21 we are going to do it separately. Do I hear a
22 motion to approach the May 2 meeting minutes?

23 MAYOR LAYTON: So moved.

24 MR. STONER: Second?

25 MS. PORTER: Yes.

1 MR. STONER: All right. We'll call the
2 roll.

3 Ms. Porter?

4 MS. PORTER: Yes.

5 MR. STONER: Mr. Jacobs?

6 MR. JACOBS: Yes.

7 MR. STONER: Mr. Layton?

8 MAYOR LAYTON: Yes.

9 MR. STONER: Mr. Stoner, abstain.

10 (MOTION APPROVED.)

11 MR. STONER: Do I have a motion to
12 approve the June 6 meeting minutes?

13 MAYOR LAYTON: So moved.

14 MR. STONER: Second?

15 MS. PORTER: Yes.

16 MR. STONER: All right. I'll call the
17 roll.

18 Ms. Porter?

19 MS. PORTER: Yes.

20 MR. STONER: Mr. Jacobs?

21 MR. JACOBS: Yes.

22 MR. STONER: Mr. Layton?

23 MAYOR LAYTON: Yes.

24 MR. STONER: Mr. Stoner is yes.

25 (MOTION APPROVED.)

1 MR. STONER: Do I have a motion to
2 approve the meeting minutes for the June 27 zoning
3 meeting?

4 MAYOR LAYTON: So moved.

5 MR. STONER: Second?

6 MS. PORTER: Why not.

7 MR. STONER: All right. Ms. Porter?

8 MAYOR LAYTON: Yes.

9 MR. STONER: Mr. Jacobs?

10 MR. JACOBS: Yes.

11 MR. STONER: Mr. Layton?

12 MAYOR LAYTON: Yes.

13 MR. STONER: Mr. Stoner is a yes.

14 (MOTION APPROVED.)

15 MR. STONER: All right. Is there any
16 discussion on the minutes of the previous minutes
17 as presented? All right.

18 We are now going to move into the
19 public hearing session of this meeting. No
20 decision will be made at this public hearing. It
21 will be made at either during the regular meeting
22 or within 35 days of the date of the public
23 hearing. So anyone wishing to testify or speak at
24 this hearing should stand now and repeat after me.
25 So if you plan on speaking in this hearing, please

1 stand and repeat after me.

2 MS. NICODEMUS: You're not in it. It's
3 just in the regular part. You can speak in it,
4 though, if you want.

5 MR. STONER: Anyone that is wishing to
6 speak about the two items that are on the agenda
7 that are going to be in the hearing, S&M
8 Investments or Evan Barton and Mike Brenneman
9 parcels for Manufacturing 1, those are all part of
10 the hearing that we are doing.

11 Anyone can speak in these hearings but
12 you need to repeat after me. You don't have to
13 repeat after me, you have to say I do. I'm sorry.
14 I'm new to this oath thing.

15 (WITNESSES SWORN BY MR. STONER.)

16 MR. STONER: All right. Thank you.
17 All right. The first item in the hearing is S&M
18 Investments LLC, has applied for a conditional use
19 and a variance in compliance with zoning ordinance
20 for the property situated at the 130 Arrowhead
21 Boulevard. The conditional use request is required
22 to allow them to construct and operate an extended
23 stay hotel. The property is zoned General
24 Commercial. The Zoning Code 1135.03(f) allows for
25 this use, provided they are granted a conditional

1 use permit. The variance request is that a lot is
2 1.73 acres and Zoning Code 1135.03(f) requires a 2
3 acre lot.

4 So anyone wishing to speak on this
5 matter can come forward to the mic and state your
6 name and your address and then say whatever it is
7 you want to say.

8 MS. NICODEMUS: State your name and
9 address for the record once you get up there.

10 MR. FAROOQUI: Khaliq Farooqui, 13498
11 Whitetail Lane, Pickerington, Ohio 43147.

12 MR. MCGEE: I'm Jason McGee with Kiser
13 Design Group, 800 Crosspoint Road, Gahanna, Ohio.
14 Suite M.

15 MR. STONER: All right. If you
16 gentlemen want to speak on what your plans are. We
17 have it on paper but I'm sure the people here are
18 interested also.

19 MR. MCGEE: Yes. So the variance
20 request is for the lot. The lot is only 1.73 acres
21 and the variance lets us construct a hotel. Khaliq
22 owns the property next door, also a hotel. So he
23 will have both of his properties with a hotel on
24 both properties.

25 MR. FAROOQUI: So, basically, what we

1 are looking for is an extended stay hotel with 73
2 rooms. The extended stay does not have any pools
3 or anything. It's just going to be a main room
4 with a kitchenette. So, there is not much in the
5 way of extended stay in this town, not even in this
6 town within a 30-mile radius there is nothing
7 available. So this is going to be a good addition
8 for the property. And the Kroger's is right next
9 door so it's going to be very good for people to
10 come in, and there will be a full size refrigerator
11 provided and those things.

12 The construction, it's going to be
13 helpful for the construction people, and then also
14 those coming in for concerts and multiple night
15 stay people, the Mopar, all of these things. It's
16 going to help, and also the Mopar -- and also the
17 economy and the taxes, and, you know, getting the
18 work available for other people as well. It's
19 pretty close for us, so it'll be easier for us to
20 manage the staffing issues and all that sort of
21 stuff. So it's all around, it's going to be good
22 for you guys as well.

23 MR. STONER: For those of us that may
24 not be familiar with an extended stay, can you tell
25 us what the difference is between an extended stay

1 and a regular hotel?

2 MR. FAROOQUI: The extended stay, the
3 people who are in the extended stay, they can stay
4 as long as they want, weekly, monthly. It's like a
5 short-term lease, long term lease, whatever they
6 want to do. If they are staying for multiple
7 nights, they will get more of a discount.

8 But the regular -- the other property
9 which we have, you cannot stay more than 30 days.
10 The license is different for an extended stay
11 license by the fire department and for us. So we
12 have to -- they can't really cook anything. They
13 cannot have cooking facilities, just a fridge and a
14 microwave and that's it. But at an extended stay,
15 they can have a refrigerator, microwave, stove, all
16 of that stuff -- which people can basically live
17 there for a few months.

18 And especially for the people all
19 around us, like THK and all that -- that are coming
20 from Japan all that stuff, they have to go all the
21 way to Dublin and stay, you know, farther away from
22 us. It's a good opportunity for them to stay
23 closer to us.

24 MR. STONER: And I didn't catch it, is
25 there a limit on how long somebody can stay?

1 MR. FAROOQUI: Not for the extended
2 stay.

3 MR. STONER: Okay. But there is no
4 limit at all?

5 MR. FAROOQUI: No.

6 MR. STONER: As long as they're paying,
7 they can stay forever?

8 MR. FAROOQUI: Yep, yep. The weekly
9 services -- like, they have to get a weekly
10 service, not a daily service like the other
11 property that we have. So once a week or twice a
12 week depending, they can always come down and get
13 extra towels and all the stuff.

14 MR. STONER: Okay. All right. Anyone
15 else have any questions for these gentlemen?

16 MS. PORTER: Have you had -- sorry.
17 Have you had inquiries about extended stay?

18 MR. FAROOQUI: Yes. We have a lot of
19 people who want to stay more with us but we cannot.
20 Especially, for fire, you know, if they have their
21 house burn down or something happen and the
22 insurance companies they want to but they cannot do
23 it. Because if they are there for 4 weeks then
24 they have to move. They have to go somewhere else
25 and decide to come back and they have to go out and

1 then come back and that kind of thing. And
2 obviously, they cannot cook over there. They
3 really want something for the cooking and we cannot
4 do it over there.

5 MS. PORTER: In this proposal for this
6 kind of a facility, are they two rooms or three
7 rooms in extended stay or is one just an extension
8 of the other?

9 MR. FAROOQUI: Sure. So it's going to
10 be one -- it's going to be suites. So it can be a
11 queen suite or a room with two queen beds. And
12 there are some areas which are going to be
13 interconnected doors in the middle, so they can
14 be -- like if they have a bigger family or
15 something, the doors can be opened and it can be a
16 big apartment kind of situation.

17 MS. PORTER: So they're not -- okay.
18 They're not adjoining. They are connecting.

19 MR. FAROOQUI: There will be adjoining
20 if they need it too, yes, yes.

21 MS. PORTER: I understand that concept.

22 MR. STONER: I have a follow-up
23 question. I see that it's 73 units and you have 75
24 parking spaces. Are your units generally fully
25 occupied at your hotels or is it --

1 MR. FAROOQUI: No.

2 MR. STONER: -- partial? Half? You
3 know what I mean? Is there a standard or average?

4 MR. FAROOQUI: Depending on the
5 occupancy on it sometimes -- some days we have,
6 like, during Mopar and if we have the concert going
7 on, then, obviously, all of the parking spots are
8 taken. But a lot of times, I mean, it happens only
9 15 or 20 times a year really, and that's about it
10 and we have plenty of spaces yet.

11 This is like a three floors going up
12 and the extended stay is normally one person per
13 room kind of thing. A couple of employees, I
14 think, is what is -- yeah, so.

15 MR. STONER: I was just wondering if
16 you got 73 units and you've got 75 parking spaces,
17 that only gives two parking spaces for your staff.

18 MR. FAROOQUI: Right. But as I said,
19 we have next door, they can always park on that
20 side if they want to walk.

21 MR. STONER: All right. Any other
22 questions for these gentlemen? All right. Thank
23 you. Is there anyone else in the audience that
24 would like to speak on this item?

25 MR. CHANDLER: Hello.

1 MR. STONER: Hi.

2 MR. CHANDLER: I'm Kevin Chandler with
3 Vance Outdoors. So I really don't know what I'm
4 asking here other than, since I haven't seen the
5 diagram of -- all I know is they want to put a
6 motel next door to our store. All we worry about
7 is security. So with what we do, we just try to
8 make sure that it's open and that, you know, is it
9 going to be as consolidated between -- you know, I
10 drove by your hotel a few minutes ago, which is
11 funny because there's a helicopter sitting in the
12 parking lot or in the grass lot, which is funny.

13 But the question that I have is, you
14 know, how is it going to separate from our area and
15 how does that look? You know, not looking at it, I
16 don't know and I don't have any say. But, just in
17 general, our questions are security.

18 MR. STONER: I have a conceptual
19 drawing you are welcome to look at if you want. I
20 don't know how much it helps.

21 MS. NICODEMUS: We don't require
22 that -- they will -- if they -- but if they are the
23 granted a variance and if they are granted the
24 conditional use, they'll have to go through the
25 site development.

1 MR. CHANDLER: Okay.

2 MS. NICODEMUS: So they will have to
3 send in a full set of plans. It has to go to
4 technical review. This is just, don't put someone
5 through that and all of the expense of that until
6 we know whether the Board would approve it.

7 MR. CHANDLER: I just got a letter that
8 said show up if you've got questions. I've got
9 questions but I don't really know what I'm asking.

10 MR. STONER: Right. Okay.

11 MAYOR LAYTON: I think part of some of
12 this is going to be all of the construction people
13 that are going to come in and be here for a couple
14 of three years. So the panic right now is trying
15 to find a place for them to stay.

16 MR. CHANDLER: Absolutely
17 understandable. But I'm not saying -- I don't have
18 a lot of questions. I was just wondering what it
19 was going to look like.

20 MR. STONER: Thank you.

21 MS. NICODEMUS: Did we get his address?

22 MR. CHANDLER: 150 Arrowhead Boulevard.

23 MR. STONER: All right. Anyone else
24 have anything they want to say on this topic? All
25 right. We will move on to the next topic in the

1 hearing. Evan Barton and Mike Brenneman, parcel
2 073-329550-00.002 and 073-335640-00.000 have
3 applied for a zoning amendment in compliance with
4 the Village of Hebron Zoning Ordinance, the parcels
5 are located: Two parcels on U.S. 40, National
6 Road, in the Village, East Main Street, just past
7 on the southeast side of Hebron that are being
8 annexed into the Village of Hebron. The current
9 Union Township zoning is agricultural but the
10 Hebron property is adjacent to these are zoned
11 manufacturing and general commercial. The
12 amendment would assign a Village Zoning district to
13 the property.

14 MS. NICODEMUS: So this property is
15 coming into the Village of Hebron. It's already
16 been through the County Commissioners and the final
17 legislation is before Council on the 10th, and
18 that's just to adopt. So this property is abutting
19 up against the manufacturing district, to 191 and
20 200 Arrowhead Boulevard. So what we look for is if
21 there adjacent area is zoned general commercial or
22 that, but the majority of this property backs up to
23 the manufacturing which is why they just requested
24 that.

25 MR. JACOBS: Mr. Barton and

1 Mr. Brenneman both own the property?

2 MS. NICODEMUS: Yes.

3 MR. JACOBS: Do they have a say in what
4 they would like it to be?

5 MS. NICODEMUS: They only had those two
6 choices unless they wanted to make a proposal to
7 Council. And this -- when we do this, we are only
8 making a recommendation to Council. So this still
9 has to go to Council. And Council will hold their
10 own public hearing and then they'll make their
11 determination. But those are the only two zoning
12 locations that we have, and we do not have
13 agricultural within the Village of Hebron.

14 MAYOR LAYTON: When the annex happens,
15 that's part of the process when you decide to bring
16 it into the community you can bring it in as
17 whatever. Whatever they want at that time to make
18 sure that gets approved.

19 MR. STONER: Anybody want to speak on
20 this issue from the audience?

21 MS. KLEMA: I'm Connie Klema. I
22 represent the owners, PO Box 991 Pataskala, Ohio.
23 I'm here if you have any questions. I think they
24 explained it well.

25 MAYOR LAYTON: I think it makes sense.

1 Come in and everything around it is -- change the
2 zoning for everything around it and obviously, we
3 want to annex it in. They want to be a part of the
4 community. It makes sense to me.

5 MS. KLEMA: Thank you.

6 MR. STONER: So it's being done
7 together and it is two separate owners. They can
8 both be on the same application for zoning?

9 MS. NICODEMUS: Correct. The
10 annexation is together and Ms. Klema is
11 representing both.

12 MS. KLEMA: I represent both.

13 MS. NICODEMUS: So she is here
14 representing both of her clients.

15 MS. KLEMA: It comes in under one
16 application for the annexation.

17 MR. STONER: Okay. I hadn't seen one
18 like this before. That's why I asked. That's
19 fine. Anyone else have any questions?

20 MS. NICODEMUS: Anyone else that stood
21 up and gave the oath, if it is on this issue, that
22 want to come before us?

23 MR. PORTER: How's everybody doing? My
24 name is Richard Porter. I live at 3767 National
25 Road Southeast just past the bridge if you're going

1 eastbound. Where is this land at that we are
2 talking about?

3 MS. NICODEMUS: It's on the opposite
4 side of the river from you.

5 MR. PORTER: So it is the southeast
6 side. So it's behind the mower place?

7 MS. NICODEMUS: Yes.

8 MR. PORTER: So all of that is going to
9 be going from agricultural to commercial?

10 MS. NICODEMUS: Their request is
11 manufacturing.

12 MR. PORTER: What are they
13 manufacturing?

14 MS. NICODEMUS: That's just the zoning
15 that they -- once they come into the Village and
16 annexed, they have to have a zoning -- one of our
17 zoning classifications. They are requesting
18 manufacturing and then they would put it, you know,
19 they would develop it per the zoning for that.

20 MR. PORTER: Okay.

21 MR. STONER: There is no plan yet.
22 They are just asking for a zoning change at this
23 point. Like Linda said, even if we approve it, it
24 still has to be approved by Council too.

25 MR. PORTER: Thank you.

1 MR. STONER: Any other questions about
2 this topic? All right.

3 Moving on, the next one we have
4 1137.01, Manufacturing 1, purpose --

5 MS. NICODEMUS: That was just to show
6 what the purpose is for M1 manufacturing that they
7 are requesting.

8 MR. STONER: Oh, that was the part that
9 we just talked about.

10 MAYOR LAYTON: Do we need to go out of
11 the hearing now?

12 MR. STONER: Anybody else want to
13 speak? All right. Last chance on the hearing. Do
14 I have a motion to adjourn from the public hearing?

15 MAYOR LAYTON: So moved.

16 MR. JACOBS: I'll second.

17 MR. STONER: The time is 6:49. I'll
18 call the roll.

19 Ms. Porter?

20 MS. PORTER: Yes.

21 MR. STONER: Mr. Layton?

22 MAYOR LAYTON: Yes.

23 MR. STONER: Mr. Stoner, yes.

24 Mr. Jacobs?

25 MR. JACOBS: Yes.

1 (MOTION APPROVED.)

2 MR. STONER: All right.

3 MAYOR LAYTON: How many of these have
4 to be sent to Council?

5 MS. NICODEMUS: Just one. So assigning
6 a Village Zoning to Evan Barton and Mike
7 Brenneman's parcels, you will make a motion to
8 recommended to Council to either approve that
9 designation or deny that designation. But we do
10 have to designate a zoning for that property,
11 correct?

12 MR. MOSER: Correct, Linda.

13 MS. NICODEMUS: That's our job.

14 MR. STONER: So that's our third item.
15 We will get there. All right.

16 So now we are moving back into the
17 regular part of the meeting. New S&M Investments,
18 LLC, has applied for a conditional use and a
19 variance. Variance from Planning and Zoning Code
20 Section 1137.03(f) requiring a 2 acre lot for
21 hotels. Do we have a motion?

22 MAYOR LAYTON: So moved.

23 MR. JACOBS: I'll second.

24 MR. MOSER: Rick, just to clarify, this
25 is for the variance, correct?

1 MS. NICODEMUS: Yes, variance.

2 MR. MOSER: The agenda wasn't -- I want
3 to make it clear.

4 MS. NICODEMUS: I kind of put it right
5 under --

6 MR. MOSER: I saw, and I'm sorry to
7 interject. I just wanted to make sure this is the
8 motion for the variance.

9 MR. STONER: You're the attorney. You
10 can interject anytime you want.

11 MR. MOSER: That's why I'm here.

12 MR. STONER: So the motion to be clear,
13 Mr. Mayor, is you are making a motion to --

14 MAYOR LAYTON: To allow 1.73 acres
15 instead of the 2 acre.

16 MR. STONER: To allow a -- or to
17 approve a variance?

18 MAYOR LAYTON: Right. Basically,
19 that's what the lot size is.

20 MR. STONER: Do I have a second?

21 MR. JACOBS: I'll second.

22 MR. STONER: All right. I'll call the
23 roll.

24 Ms. Porter?

25 MS. PORTER: Yes.

1 MR. STONER: Mr. Jacobs?

2 MR. JACOBS: Yes.

3 MR. STONER: Mr. Layton?

4 MAYOR LAYTON: Yes.

5 MR. STONER: Mr. Stoner is yes.

6 (MOTION APPROVED.)

7 MR. STONER: All right. Moving onto
8 the next item. We have a conditional use to allow
9 a hotel on the property of 130 Arrowhead Boulevard,
10 zoned general commercial and allow 1135.03(f) with
11 a conditional use permit.

12 MAYOR LAYTON: This is to allow a long
13 term --

14 MS. NICODEMUS: Extended stay hotel.

15 MAYOR LAYTON: So moved.

16 MR. JACOBS: I'll second it.

17 MR. STONER: Motion to approve by the
18 Mayor, second by Mr. Jacobs.

19 Ms. Porter?

20 MS. PORTER: Yes.

21 MR. STONER: Mr. Jacobs?

22 MR. JACOBS: Yes.

23 MR. STONER: Mr. Layton?

24 MAYOR LAYTON: Yes.

25 MR. STONER: Mr. Stoner is yes.

1 (MOTION APPROVED.)

2 MR. STONER: All right. Next we have
3 Evan Barton and Mike Brenneman parcels
4 073-32550-000.002 and 073-335640-00.000 have
5 applied for a zoning amendment. The zoning
6 amendment is to assign M1 manufacturing to two
7 parcels. A motion to make a recommendation to the
8 Council to approve or deny. Do I have a motion?

9 MAYOR LAYTON: I'll make a motion that
10 we send a recommendation to Council to approve the
11 zoning change. Is that close?

12 MR. MOSER: Perfect.

13 MR. JACOBS: I'll second it.

14 MR. STONER: I'm going to call the
15 roll.

16 Ms. Porter?

17 MS. PORTER: Yes.

18 MR. STONER: Mr. Jacobs?

19 MR. JACOBS: Yes.

20 MR. STONER: Mr. Layton?

21 MAYOR LAYTON: Yes.

22 MR. STONER: Mr. Stoner is yes.

23 (MOTION APPROVED.)

24 MR. STONER: All right. The next item
25 on the agenda is Criss and Joyce Nadolson, lot

1 split. A 10 acre lot into one, 2 acres with a home
2 and a one -- I'm sorry. And one 8 acre
3 agricultural, 3480 National Road Southeast. An
4 application for a lot split and revised plat with
5 descriptions were submitted for this 10-acre parcel
6 being annexed into the Village of Hebron. The home
7 site will remain and the rear is being purchased an
8 additional property for 191 Arrowhead Boulevard.
9 The property has not been assigned a Hebron zoning
10 district. It's currently Union Township, zoned
11 agricultural.

12 MS. NICODEMUS: So what you have here
13 is another separate annexation that is coming in.
14 The Lexington LLC owns 191 and 200 Arrowhead Drive.
15 They are under contract with US Lumber for 191 and
16 they need an extra 8 acres for outside storage of
17 the lumber materials. And so they are under
18 contract with the Nadolsons for the 8 acres that's
19 all been annexed. And through the annexation,
20 other than the last piece of legislation will be
21 before Council on the 10th, the final piece. But
22 this is for a lot split to split those lots. We'll
23 need a zoning because they're going to attach it to
24 191. So as soon as the lot split is done and
25 annexation is completed, their purchase will be

1 complete and then they will have to add those --
2 combine those two properties. And then the
3 residence is still going to be a residential
4 property. Although, it's abutting a -- it's
5 abutting a general commercial area. That will be
6 for zoning when we complete our comprehensive plan.
7 Council has approved the comprehensive plan to be
8 updated. So they will suggest what zoning will be
9 left for that 2 acres, but the use is residential
10 use as a residence.

11 MR. STONER: Just to make sure I
12 understand this. Two acres are for the house.
13 Eight acres are for -- the 8 acres that are
14 agricultural are going to be for this business that
15 wants to buy extra property to store --

16 MS. NICODEMUS: Outside storage for
17 their lumbar. You see their lumber being stored
18 out in Buckeye Lake over by McDonald's. All of
19 that lumber, that's all US Lumber. It's all going
20 to come in, some of it in the building. Some of it
21 in this --

22 MS. PORTER: That's what is behind
23 McDonald's?

24 MS. NICODEMUS: Yes.

25 MS. PORTER: Right at the intersection

1 of 70 and the exit.

2 MR. STONER: Okay.

3 MR. JACOBS: So are we doing the lot
4 split and assigning a zoning to this?

5 MS. NICODEMUS: No. We are just doing
6 the lot split. That's what the Nadolsons have
7 applied for. They will apply for the other stuff.

8 MR. STONER: So no zoning change is
9 being made. We are just doing a lot split?

10 MS. NICODEMUS: Just the lot split.

11 MAYOR LAYTON: Motion to approve the
12 lot split.

13 MR. JACOBS: I'll second.

14 MR. STONER: I'll call the roll.

15 Ms. Porter?

16 MS. PORTER: Yes.

17 MR. STONER: Mr. Jacobs?

18 MR. JACOBS: Yes.

19 MR. STONER: Mr. Layton?

20 MAYOR LAYTON: Yes.

21 MR. STONER: Mr. Stoner is a yes.

22 (MOTION APPROVED.)

23 MR. STONER: All right. Vance Real
24 Estate Holdings is our next item, 150 Arrowhead
25 Boulevard, site development application. An

1 application was received for an expansion of their
2 current facility. The applicant wants to add
3 14,400 square feet to their current building. The
4 expansion is to enlarge their boat service area and
5 storage lot. The property is zoned general
6 commercial.

7 MS. NICODEMUS: This has been going
8 through, which I think is funny that the guy for
9 Vance's left, to talk to the hotel guy. He was
10 supposed to be here. He could be outside.

11 MS. PORTER: Where it says to enlarge
12 their boat service area and storage lot -- the
13 storage lot is going to -- does that mean that it
14 would be outside and visible year round?

15 MS. NICODEMUS: The outside for the
16 boats? Yes.

17 MR. STONER: The outside is visible
18 now, I believe.

19 MS. NICODEMUS: Yeah. They are just
20 taking up room in the grassy lot next to those two
21 areas. But now it will be paved and screened.
22 They have to have screening and they have to have
23 lighting. They have to have fencing. Everything
24 that we require to make it look nice. Their
25 stormwater regulations, they have the stormwater --

1 you have copies of the plans, a required
2 landscaping plan.

3 I can tell you this is going through
4 the second part of the review with technical
5 review. Everybody has signed off. The only thing
6 that was being brought up was the sewer tap and the
7 sewer tap capacity fee. So Brian Coughlin said
8 that if the Board was to approve it, he would ask
9 that you make it a condition that they meet the
10 sewer extension requirements. So that's the only
11 thing that we are waiting on.

12 MS. PORTER: And who approves that?

13 MS. NICODEMUS: Our engineer and Tom.

14 MR. STONER: So the parking lot on the
15 drawing, Linda, is that a parking lot specifically
16 for this addition or is that the parking lot that
17 is already there?

18 MS. NICODEMUS: This over here, on this
19 side?

20 MR. STONER: Uh-huh.

21 MS. NICODEMUS: That's parking for this
22 boat -- they have their parking over here.

23 MR. STONER: The parking is next to
24 Arrowhead, right?

25 MS. NICODEMUS: Yes. This is

1 additional. This is parking that has a gate around
2 it and a fence and is going to have screening
3 because they are going to start -- instead of
4 having the customers bring the boats and take up
5 parking spaces, they need the parking, so they are
6 going to bring them over here to the boat area.
7 Which that --

8 MS. PORTER: So the boats will never
9 enter the parking lot?

10 MS. NICODEMUS: That's what they are
11 hoping that this is going to --

12 MS. PORTER: That way they have to
13 build it.

14 MS. NICODEMUS: Yep.

15 MR. STONER: And the addition is on the
16 south side it looks like?

17 MS. NICODEMUS: Correct.

18 MR. STONER: Okay.

19 MAYOR LAYTON: When you go down there
20 on the weekends, you can't get in the parking lot
21 anyway.

22 MR. STONER: All right. Anymore
23 questions or comments regarding this application?
24 Do I have a motion?

25 MAYOR LAYTON: Motion to approve.

1 Nobody else is here tonight, right?

2 MR. JACOBS: With the condition that
3 they meet the sewer requirements.

4 MAYOR LAYTON: They will have to do
5 that anyway before they do any construction.

6 MR. JACOBS: Well, yeah, but that's --

7 MS. PORTER: He wants to make sure that
8 it's in there.

9 MS. NICODEMUS: We would like it to be
10 in there.

11 MAYOR LAYTON: I make a motion that we
12 approve this pending approval from the wastewater
13 folks and meet their standards. Is that correct?

14 MS. NICODEMUS: Yes.

15 MR. JACOBS: I'll second it.

16 MS. PORTER: Well, wait a minute. To
17 make sure the sewer standards are in place so it's
18 contingent on that.

19 MAYOR LAYTON: Right. They have to
20 meet our standards.

21 MR. STONER: All right. I'll call the
22 roll.

23 Ms. Porter?

24 MS. PORTER: Yes.

25 MR. STONER: Mr. Jacobs?

1 MR. JACOBS: Yes.

2 MR. STONER: Mr. Layton?

3 MAYOR LAYTON: Yes.

4 MR. STONER: Mr. Stoner is yes.

5 (MOTION APPROVED.)

6 MR. STONER: Next we have Herman and
7 Deborah Redman, 3601 Hebron Road, a second
8 accessory building application, Chapter 1159,
9 accessory uses and structures. 1159.02 residential
10 districts, location, exterior, size and
11 maintenance. The following requirements apply to
12 all accessory uses and structures located in any
13 residential zoning district. Letter (e) quantity,
14 if more than one accessory building or structure is
15 proposed on a single residential lot, prior
16 approval of the Planning and Zoning Board shall be
17 required.

18 An application was received for an
19 additional accessory building. The owner wants to
20 keep the small shed but needs a larger one. The
21 property is zoned manufacturing but historically
22 it's use has been residential.

23 MS. NICODEMUS: So if you would like to
24 come up and explain your application.

25 MR. REDMAN: Did you already get our

1 address?

2 MAYOR LAYTON: Go ahead on the record
3 on the recording.

4 MS. REDMAN: Deborah and Herman Redman,
5 3601 Hebron Road, Hebron, Ohio.

6 MR. REDMAN: Yeah. The shed we have
7 that was there when we bought the house is only a
8 10 by 10, and I've got a 16-foot boat. So that
9 ain't going to work. We decided to keep the shed
10 because I'd already put money in it before I
11 realized that if I got rid of it that I wouldn't
12 have had to be here. Which now I'm here so we
13 decided to keep the shed.

14 It's a 30 by 40. It's just going to be
15 used for lawn equipment, the boat, motorcycle. So
16 we can use the actual garage as what it's supposed
17 to be for, parking the vehicles. So I didn't know
18 what other questions you need answered.

19 MR. STONER: What size was the original
20 shed that was there already?

21 MR. REDMAN: It's just a 10 by 10.

22 MR. STONER: Okay.

23 MAYOR LAYTON: And the garage is part
24 of the house, right?

25 MR. REDMAN: Yes.

1 MS. PORTER: So this is really a tiny
2 shed that you already have and you're wanting to
3 have an additional one, an additional accessory
4 building?

5 MR. REDMAN: Right.

6 MS. PORTER: And I think you said the
7 dimensions were 30 by 40?

8 MR. REDMAN: Correct.

9 MS. PORTER: That's a pretty big shed.

10 MR. REDMAN: Yep.

11 MS. PORTER: 1,200 square feet. Do you
12 have a lot of stuff to put in it or do you got a
13 pontoon boat or something?

14 MR. REDMAN: Well, yeah, we plan on
15 moving up to a pontoon boat. I mean, we are close
16 to Buckeye Lake now.

17 MAYOR LAYTON: You've got to have a
18 boat, right?

19 MR. REDMAN: We have a boat, but it's a
20 small D bottom boat. Everything is pontoon
21 nowadays. We've got a motorcycle.

22 MAYOR LAYTON: It's certainly
23 consistent with some of the other properties in
24 town.

25 MR. REDMAN: I'm not sure how long the

1 little 10 by 10 will last. I put a new floor in it
2 when I first moved there because I stepped right
3 through it.

4 MS. PORTER: You might want to
5 reconsider keeping that.

6 MR. REDMAN: Well, it's too late. I
7 already did it.

8 MS. REDMAN: It's aluminum roof and
9 siding.

10 MR. REDMAN: The rest of it looks
11 really good. So I just decided to go ahead and put
12 a new floor in it.

13 MR. STONER: So, Linda, in situations
14 like this, is this similar to where we have to
15 notify residence in case they have a problem with
16 it?

17 MS. NICODEMUS: No. This is just that
18 I can't approve the second accessory building.

19 MR. STONER: Right.

20 MS. NICODEMUS: It has to come here.
21 And as long as it meets the -- with these
22 dimensions, their property cannot be developed over
23 30 percent. So that's under zoning regulations.
24 And this meets that requirement, still having the
25 two buildings and that. So it's just easier to

1 have them come to Planning and Zoning Board for
2 that.

3 MAYOR LAYTON: I'll make a motion to
4 approve.

5 MR. STONER: All right.

6 MR. JACOBS: I'll second.

7 MR. STONER: All right. I'll call the
8 roll.

9 Ms. Porter?

10 MS. PORTER: Yes.

11 MR. STONER: Mr. Jacobs?

12 MR. JACOBS: Yes.

13 MR. STONER: Mr. Layton?

14 MAYOR LAYTON: Yes.

15 MR. STONER: Mr. Stoner is a yes.

16 (MOTION APPROVED.)

17 MS. NICODEMUS: I will have to get with
18 both of you sometime tomorrow and get your
19 certificate and things ready.

20 MR. REDMAN: All right.

21 MR. STONER: Thank you for doing it the
22 correct way. A lot of times people build buildings
23 on their property without looking at what you're
24 suppose to do. So we appreciate you doing that.

25 MR. REDMAN: No problem. Thank you.

1 MR. STONER: All right. The next
2 item --

3 MS. NICODEMUS: The next item is for
4 the appointment of --

5 MAYOR LAYTON: Murphy, do you have
6 anything you want to bring to the table?

7 MR. MCFARLAND: I'm a fly on the wall.

8 MAYOR LAYTON: Does she have comments
9 she wants to make?

10 MS. NICODEMUS: We're getting ready
11 to -- they're getting ready to adjourn into an
12 executive session where they go into there to
13 discuss --

14 MAYOR LAYTON: The Board member
15 appointment.

16 MS. NICODEMUS: The Board member
17 appointment.

18 MR. STONER: Are the rest of you here
19 for the community development report or for
20 something else?

21 MR. MOSER: Did we do 105 Buckeye
22 Street or is that --

23 MS. NICODEMUS: That's off. That was
24 only on the first notice. It wasn't for this Board
25 yet.

1 MAYOR LAYTON: I guess, I'll make a
2 motion that we go into executive session at 7:09
3 concerning an appointment of a Board member. Did I
4 do that correct?

5 MR. MOSER: Yeah. May I add onto it
6 for you?

7 MAYOR LAYTON: Yes.

8 MR. MOSER: Pursuant to Revised Code
9 121.22 (G) (1). I wouldn't expect you to know that.

10 MAYOR LAYTON: All right. So thanks
11 for coming. We are going to go into this other
12 room here and talk about our appointment for a new
13 Board member.

14 MR. STONER: We need a second for the
15 motion.

16 MS. PORTER: You need a second.

17 MR. JACOBS: I'll second it.

18 MR. STONER: Okay. I'll call the roll.

19 Ms. Porter?

20 MS. PORTER: Yes.

21 MR. STONER: Mr. Jacobs?

22 MR. JACOBS: Yes.

23 MR. STONER: Mr. Layton?

24 MAYOR LAYTON: Yes.

25 MR. STONER: Mr. Stoner yes.

1 (MOTION APPROVED.)

2 (BOARD WENT INTO EXECUTIVE SESSION AT 7:09 P.M. AND
3 RETURNED ONTO THE RECORD AT 7:19 P.M.)

4 - - -

5 MR. STONER: We are going to go back on
6 the record. We have exited our executive session
7 and are back in the regular meeting. The next item
8 on the agenda is the community development report.

9 Linda?

10 MS. NICODEMUS: It is just as long as
11 your wonderful agenda tonight. It's front and back
12 and another page, but we have been very busy.

13 At the top just to recap, the
14 resolution to adopt the Licking County Stormwater
15 Management Program was passed. Those two
16 annexations are at their final annexation. You
17 just went through everything that was under your
18 Planning and Zoning Board other than the
19 appointment of the resident new member.

20 And I added on several places that I
21 have been talking to the home developers and I can
22 tell you that for the most part we have Rockford
23 Homes, MI Homes, and Miranda Homes all looking at
24 certain properties within the Village of Hebron for
25 homes for residential developments. I see that

1 coming at us relatively quickly. One property
2 would definitely have to -- as I was talking to
3 Annelle earlier -- if the Watt's property changes,
4 that's the property we discussed that has multiple
5 zonings on one parcel, and two of the zoning types
6 are residential and one is manufacturing. And so
7 David said wait until something happens with it
8 because it's just being formed right now. So that
9 could be coming at us however that zoning goes. I
10 just wanted you to be aware of those items because
11 that will be quick developing.

12 The floodplain situation, Greenbriar
13 has to replace its lift station and that has --
14 they have not been very happy because it's in a
15 flood way in a floodplain.

16 MS. PORTER: And it's their
17 responsibility?

18 MS. NICODEMUS: It's their
19 responsibility and they have to meet our standards.
20 Which our standards in a floodplain are 2-foot
21 above base flood elevation. So we have stricter
22 guidelines in the Village of Hebron when it comes
23 to developing in a floodplain then they do in most
24 other areas. All right. So with that higher
25 standard comes more costs to their project. But

1 they are working with Licking County. They are
2 working with our engineers and Tom at the
3 wastewater treatment plant. I see that coming
4 along pretty well.

5 The 602 West North Street, I needed to
6 bring that up today because we approved the plans
7 for that and there is a guideline in our
8 stipulations saying they need to start or begin
9 within so many months, and they need to be
10 substantially complete or complete in 18 months.
11 He has to get a floodplain permit, and Jay with
12 Licking County Planning has been trying to get an
13 answer from ODNR and FEMA for three months now. So
14 this could come back to us for an extension and it
15 will not be that gentleman's fault. He did
16 everything that Licking County Planning told him he
17 needed to do in order to meet our higher standard
18 requirements and it needs to go to ODNR and FEMA
19 and they have to do an approval. So I'm just
20 letting you know ahead of time because I don't want
21 you to be surprised if the gentleman walks back in
22 and asks for an extension because I see it might be
23 happening that way.

24 Lots more new homes as you can see
25 going in on Lake Forest Drive.

1 MR. STONER: Can we go back to
2 floodplain for just a second? That middle item
3 about the watershed meeting, anything to report
4 there as far as their plan to clean up the Licking
5 River, hopefully?

6 MS. NICODEMUS: So the Silver Jacket
7 project is for Raccoon Creek debris field and that
8 has -- we had been -- they are putting together a
9 model to show which ones need to be moved. What
10 would be the best way to spend the federal dollars
11 which is the 208 grant. It's \$500,000. But there
12 is also after a certain point a 50/50 match. So
13 those communities and those residences would want
14 to know which ones are most important to take out
15 and which ones are going to leave behind.

16 MAYOR LAYTON: How much are we going to
17 be in for?

18 MS. NICODEMUS: It's not -- the Village
19 of Hebron because that's Raccoon Creek, but the
20 properties up in those area would be.

21 Now, the South Fork Licking River is
22 being studied by EMH&T for the new watershed plan
23 and EMS consulting for the County Commissioners,
24 they are putting together a 2D model of -- a 2D
25 lidar model from Kirkersville all the way to Newark

1 of the South Fork to show where everything floods
2 at so that they can -- they were required to do
3 that by FEMA when they applied for a bridge fund to
4 put the storage and fix the flooding issue we have
5 on 70 and in this area. So that should be done by
6 the end of August and submitted to FEMA for that
7 application. And that's through the Licking County
8 Commissioners

9 MAYOR LAYTON: The funds the County
10 Commissioners applied for is 2 years away from
11 being approved, right?

12 MS. NICODEMUS: Yes. They wanted this
13 model first. So then what happens with grants
14 through FEMA is the State gathers those grants and
15 then they look at them and check off what still is
16 needed before they send them to Federal FEMA. So
17 that one was submitted last year. The State of
18 Ohio required the 2D lidar study, and then they
19 will look at whether they are going to ask for
20 anything more before sending it onto the federal
21 government. And then that's almost a 6-month
22 process.

23 MR. STONER: And then in the section
24 you got on the stormwater, you said you're working
25 on several projects stormwater complaints. Can you

1 elaborate on what that means?

2 MS. NICODEMUS: I can. I have
3 stormwater complaints from several different
4 neighbors. So when someone is putting their
5 stormwater onto someone else's property, then I
6 will write them up. I usually first go talk and
7 explain the stormwater to the resident who is
8 causing the issue, and hopefully they take care of
9 it. That has happened on several of these. Some
10 of them where the person assumed that it was
11 someone else's water flooding their basement,
12 really wasn't, and I have to go figure out what is
13 going on and then explain what they need to do,
14 whether it be a trench drain or a dry well or
15 something to help with the water on their property.

16 I have a couple of businesses, one is
17 Molding Technology, so I'm having issues with
18 stormwater violations at that residence that I have
19 been bringing up at the pretreatment program. And
20 when I put that, we do post stormwater inspections.
21 So they have outside storage areas that need to be
22 covered. Because they are storing chemicals or old
23 chemical barrels and they dispose of them or remove
24 them. But every year I come back and they tell me
25 they are new or more. But and I'm going to the

1 next phase on that one instead of just waiting
2 until the next year. They need to clean that up.

3 MS. MILLER: Okay. If I may add,
4 sorry. They do -- as you will see later on down
5 the road -- they were written up for high grass and
6 weeds and multiple violations before.

7 MS. NICODEMUS: That's all I have on
8 that one.

9 MAYOR LAYTON: What's the next step?

10 MS. NICODEMUS: For what?

11 MAYOR LAYTON: What you were just
12 talking about.

13 MS. NICODEMUS: For the stormwater
14 violations?

15 MAYOR LAYTON: What's the next step for
16 that facility?

17 MS. NICODEMUS: Well, they haven't
18 replied to the first notices yet. They had told me
19 at the pretreatment that they were going to have a
20 gentleman come and there was someone buying their
21 scrap metal. All of those big machines, old
22 machines and equipment they were selling them for
23 scrap metal and someone was supposed to come and
24 haul them away. Again, that was this spring. So
25 that's why we sent the notices because they said it

1 was going to happen this summer, and the summer is
2 almost over.

3 MAYOR LAYTON: They've been dancing
4 around this for 3 or 4 years. What's the next
5 step?

6 MS. NICODEMUS: A second notice after
7 the first notice, and then the third notice, and
8 then it will have to go to court because it's an
9 industry. Some of the weeds and mowing I can have
10 done. But big machinery and equipment that have a
11 value to it, I can't have hauled off.

12 MS. PORTER: It's all of that rebar.

13 THE COURT: Not to mention I can't even
14 find enough mowers to mow the high grass that gets
15 to final notice and cleanup the properties.

16 MAYOR LAYTON: I just want to know
17 because we have been dancing around this thing for
18 3 years. I just want to know what the next steps
19 are and if we can make any kind of difference. It
20 doesn't sound like we can.

21 MS. NICODEMUS: We just have to take
22 them to court and make them do what they need to
23 do.

24 MAYOR LAYTON: They give them a fine
25 and they don't pay the fine.

1 MS. NICODEMUS: Well, I don't know
2 that. We haven't had any of our final notices --
3 we sent them to Licking County. As you can see on
4 the back page, cases for prosecution. It has been
5 sent to the prosecutor. We are working with Chief
6 Brooks, who is helping push these issues. But none
7 of these have seen the courtroom yet. And Licking
8 County courts have stated that they have a backlog.
9 So I don't know if that's the case in all courts.
10 But once you turn it over for prosecution, it's up
11 to the prosecutor to prosecute those. So it's not
12 anything I can push.

13 MS. PORTER: And do they enforce?

14 MAYOR LAYTON: It's not very high on
15 their list.

16 MS. NICODEMUS: It's apparently not
17 super high on anybody's list.

18 MS. PORTER: Well, it's on my list for
19 what good that is.

20 MAYOR LAYTON: I was on the Convention
21 and Visitor Bureau and there were lots of hotels
22 around the area that were collecting the bed tax
23 and not paying it. We went to the prosecutor and
24 said, what are you going to do? He said nothing,
25 why don't you go out and see if you can collect it?

1 They told us they weren't going to do anything.

2 MS. NICODEMUS: So besides all of the
3 permits you see going out and all of the
4 development happening and those conversations,
5 Bonnie and I are swamped with exterior property
6 maintenance code that takes a page and a half.

7 We had six close out, which was good.
8 We've had people making moves toward becoming
9 compliant. Most of them take at least the first
10 notice to get their attention, some take the second
11 notice.

12 MS. MILLER: I have had success with
13 two of the vacant building registry. They have
14 recently submitted. The success with two of them
15 and I'm really happy about that.

16 MS. NICODEMUS: So the vacant building
17 registry, David helped us apply into our zoning
18 rewrite. So what that does is the first year if
19 it's a home or residence, the first year that it's
20 vacant it's \$200. The second year it's \$400, plus
21 they know they have to maintain it. We have all of
22 the information then of where this owner is. And
23 if it's a business, it's \$400, then \$800. So every
24 year it doubles to try to --

25 MR. STONER: Forever?

1 MS. NICODEMUS: To try to get them
2 to -- I think it's for 5 years.

3 MR. MOSER: There is a schedule. I
4 don't think it's in perpetuity.

5 MS. NICODEMUS: I think it's for
6 5 years. It keeps doubling to try to push them
7 to --

8 MR. MOSER: It gets quite expensive.

9 MS. NICODEMUS: -- either demo the
10 building, sell the building or take care of the
11 building.

12 MR. STONER: So my question is, if we
13 wanted to change that at some point, what would we
14 have to do to change that? Because in my eyes if
15 you charge somebody \$200 a year, that's pretty
16 cheap rent to leave a building on the lot for a
17 whole year and not do anything with it.

18 MR. MOSER: You'd need to change it
19 just like you would for any other zoning
20 amendments.

21 MS. NICODEMUS: Council would have to
22 change it.

23 MR. STONER: So they have to change it?

24 MS. NICODEMUS: We can make a
25 recommendation to Council to change it, those kinds

1 of things.

2 MR. STONER: I mean, money talks. I
3 mean, that's what gets people to act on things.
4 \$200 is nothing for somebody that owns a property.

5 MAYOR LAYTON: If they don't pay it,
6 does it go on their taxes?

7 MR. MOSER: I think so. I don't have
8 it right -- I do have it right here.

9 MS. NICODEMUS: If they are registered.
10 If they're registered. But I have to get them to
11 register first.

12 MS. MILLER: That's the problem.

13 MS. NICODEMUS: Because first, second,
14 and third notices to register, they mean nothing.

15 MS. PORTER: Register, I don't
16 understand what you using that word for. To
17 register for what?

18 MS. NICODEMUS: Register their home or
19 business as a vacant building.

20 MS. PORTER: I think you're whistling
21 Dixie to have that happen.

22 MS. NICODEMUS: We have gotten them.

23 MR. STONER: Well, they have them.

24 MR. MOSER: Slowly but surely.

25 MS. NICODEMUS: The first year we got

1 three to demo the buildings and clear the land.

2 MR. STONER: I think to Annelle's
3 point, what if they don't register, what happens
4 then?

5 MS. NICODEMUS: Nothing. We start all
6 over again the next year trying to get them to do
7 it. Again, it's just another tool to try to help
8 us with the problems that we have here in the
9 Village.

10 MR. STONER: I'm not saying it's a bad
11 thing. I'm just saying we have to get people to
12 act on these vacant properties and if we are just
13 charging them \$200 a year, that's not going to get
14 most people to act.

15 MS. NICODEMUS: Like I said, that's the
16 first year.

17 MR. STONER: Yeah.

18 MS. NICODEMUS: We have some that
19 registered but we had some that just never
20 responded.

21 MR. STONER: Anything else Linda or
22 Bonnie? I do want to say, I'm happy that you have
23 a closed section on this because it's nice to see
24 things that are positive instead of just all of the
25 negative stuff that comes out of the report. And

1 the fact that you singled out the first one and
2 said, you know, the violations were corrected
3 within their extension time frame that this Board
4 granted, I think that's a good add.

5 MS. NICODEMUS: And on the high grass,
6 I changed to where I put all of the properties
7 listed as monitoring. The people started mowing
8 and taking care of it, and we're just watching to
9 make sure. And the ones that you see where it has
10 a contractor on them, those are the ones that we
11 either have someone mowing to maintain or we're
12 trying to get someone to do it.

13 MR. STONER: Okay.

14 MAYOR LAYTON: Let me say this, the
15 ones we send into the courts in Newark are not high
16 priority for their docket.

17 MR. STONER: Yeah.

18 MAYOR LAYTON: Remember the house down
19 on Main Street? We fined him, what, \$5,000 or
20 something like that. The one right beside the
21 church down there and the court -- went into court
22 and appealed it and --

23 MS. NICODEMUS: It would have been with
24 the multiple days charged, it was over \$100,000
25 fine. But they went to Mayor's court here and was

1 found guilty. And told the magistrate at the time,
2 that if they lowered the amount, he would be able
3 to fix the property. He lowered the amount to
4 \$3,000. He didn't fix the property and he didn't
5 pay the \$3,000 either. And Mayor's court had no
6 way to do anything to collect the money. So it
7 just sits there because they have no means to go
8 after the funds.

9 MAYOR LAYTON: I guess, the point I'm
10 trying to get across here is there are some things
11 that are not a priority. Our police department
12 fines people -- after they write them a ticket, we
13 have multiple amounts of money over there. I said,
14 what's our recourse? Well, we can have their
15 license taken away. But to be honest with you most
16 of these people don't have a license and don't
17 care. So that's the only recourse we have. So we
18 got out of the Mayor's court business.

19 MS. MILLER: It's frustrating to think
20 that you do all of this work and then it doesn't go
21 anywhere at some point.

22 MS. NICODEMUS: So David has been
23 working with us also to help facilitate the process
24 in the Licking County court system. And Chief is
25 disheartened by our prosecutor. So he's looking

1 into possibly finding a different prosecutor, one
2 who will take our stuff at a charge and go with it.
3 Even our police stuff is -- not being very diligent
4 with it.

5 MR. STONER: All right. The next item
6 on our agenda is the next regular meeting needs to
7 be rescheduled because it falls on Labor Day. So
8 any ideas? Tuesday the 6th instead of Monday the
9 5th, is that good with everybody?

10 MAYOR LAYTON: Wait a minute here. Are
11 you talking about September?

12 MR. STONER: Yep.

13 MS. NICODEMUS: September. Either
14 we've done it the Monday before or the Monday after
15 or the Tuesday after. So I think Brandon was the
16 only one that had conflict.

17 MR. STONER: The 6th works for me. I'm
18 not sure about everybody else.

19 MR. JACOBS: The 6th is fine with me.

20 MAYOR LAYTON: 6th is fine with me.

21 MS. PORTER: I'm all in.

22 MS. NICODEMUS: So we need a motion.

23 MR. STONER: Do we need a motion for
24 that?

25 MR. MOSER: Yes.

1 MR. STONER: We do? Okay.

2 MR. MOSER: I would recommend it
3 because you're usually -- yeah, for the record.

4 MS. PORTER: And will there be a public
5 notice?

6 MS. NICODEMUS: Yes. I have to do a
7 public notice, correct.

8 MR. STONER: Do I have a motion to
9 rescheduled the meeting to 9/6/22?

10 MS. PORTER: Yes.

11 MR. STONER: Made by Annelle. Second?

12 MR. JACOBS: Yes.

13 MR. STONER: I'll call the roll.

14 Ms. Porter?

15 MS. PORTER: Yes.

16 MR. STONER: Mr. Jacobs?

17 MR. JACOBS: Yes.

18 MR. STONER: Mr. Layton?

19 MAYOR LAYTON: Yes.

20 MR. STONER: Mr. Stoner is yes.

21 MS. PORTER: So it's September 6,
22 right?

23 MR. STONER: At 6:30. All right. Last
24 item unless anyone -- Mr. McFarland, you're here
25 did you want to speak on anything?

1 MR. MCFARLAND: Well, at the last
2 meeting I had asked what the budget number was. I
3 know we're mowing a lot of grass. And I had asked,
4 you know, the question about how much have we
5 spent, how much we expect to spend the rest of the
6 year to just kind of get a size of the problem that
7 you're facing, how much we've spent on mowing grass
8 and stuff.

9 Linda, you mentioned you need about a
10 week to do that. Have you had an opportunity?

11 MS. PORTER: I have it.

12 MS. NICODEMUS: Annelle's got it.

13 MR. MCFARLAND: Oh, good.

14 MS. PORTER: But I didn't say I knew
15 where it was. Let me go through these papers.

16 MAYOR LAYTON: The problem is, Mike,
17 now we can't find anybody that will do the mowing.

18 MR. MCFARLAND: That too.

19 MAYOR LAYTON: So we're not going to be
20 doing any for a while.

21 MR. MCFARLAND: You have it?

22 MS. PORTER: Total spend for the
23 Village for property maintenance for years 2018
24 through July 27 of this year was \$22,814.39.

25 MAYOR LAYTON: That's from 2018 to

1 2022.

2 MR. STONER: So that's 5 years.

3 MS. PORTER: And total received by the
4 County from tax assessments placed on properties
5 for property maintenance for years 2018 through
6 July of this year was \$6,353.04.

7 MAYOR LAYTON: So we spent \$23,000 and
8 got six grand back?

9 MS. PORTER: \$6,300 back.

10 MAYOR LAYTON: Did the rest of it get
11 put on taxes?

12 MS. PORTER: I couldn't tell you that.

13 MS. NICODEMUS: Yes.

14 MR. MCFARLAND: Well, one of the
15 reasons that I asked the question was just a
16 thought, that I know you have put on seasonal
17 people. If, you know, you can't get somebody to do
18 it, perhaps a seasonal person, but it looks like
19 that number isn't large enough to support that.

20 MAYOR LAYTON: The other issue is that
21 we applied for a seasonal person for water and
22 wastewater.

23 MR. MCFARLAND: Nobody applied.

24 MS. NICODEMUS: That's, I mean --

25 MR. MCFARLAND: We live in a strange

1 time. We really do.

2 MS. NICODEMUS: We have probably seven
3 properties that need to be cleaned up that we can't
4 get anyone to clean them up. So that number would
5 be higher if we could find a contractor to do the
6 work because we would pay them to clean these
7 properties up.

8 MR. MCFARLAND: Okay. Asked and
9 answered. Thank you.

10 MS. NICODEMUS: You're welcome.

11 MAYOR LAYTON: I don't think the
12 employee thing is going to change at all. Intel
13 comes in and they are a year away from starting to
14 hire people, all of the other facilities that are
15 coming in around it. Because there is property
16 being bought all over the place now.

17 We talked to a company the other day
18 and their only customer was Intel and they wanted
19 to do the Port Authority property out there but it
20 wasn't the right fit for them. But their only
21 customer is Intel. How do you have a business if
22 you got one customer?

23 MR. MCFARLAND: You're customer has a
24 lot of money.

25 MAYOR LAYTON: I'm glad to see that the

1 federal government got off of their tail and passed
2 that act to support the CHIPS.

3 MS. MILLER: Can I ask a question? We
4 had four applicants for the full-time water
5 position, what about somebody who doesn't get
6 chosen to --

7 MAYOR LAYTON: We'll certainly offer it
8 to them but what they are looking for is full-time
9 employment. Because I looked at some of the apps
10 and I think most of them are already working
11 somewhere.

12 That used to be the deal, you go to
13 work for the Village or the City, and you didn't
14 get paid quite as much as everybody else but your
15 benefits were fabulous and you had a long-term job.
16 That doesn't seem to be there anymore. And
17 actually the pay is pretty consistent with what is
18 going on in the private sector now too.

19 MR. MCFARLAND: I have nothing further.
20 Thank you.

21 MR. STONER: All right. Do we have a
22 motion to adjourn or any other comments?

23 MAYOR LAYTON: I'll make my appointment
24 tomorrow and send everybody an email.

25 MR. STONER: Okay.

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MR. JACOBS: I'll make a motion to adjourn.

MAYOR LAYTON: Second.

MR. STONER: All right. Ms. Porter?

MS. PORTER: Yes.

MR. STONER: Mr. Jacobs?

MR. JACOBS: Yes.

MR. STONER: Mr. Layton?

MAYOR LAYTON: Yes.

MR. STONER: Mr. Stoner yes.

(MOTION APPROVED.)

MR. STONER: And the time is 7:44.

- - -

(Thereupon, the hearing adjourned at 7:44 p.m.)

- - -

CERTIFICATE

- - -

I, Rebecca A. Gause, certify that the foregoing is a true and correct transcript of the Village of Hebron Board of Planning and Zoning Public Hearing and Regular Hearing taken by me on Monday, August 1, 2022, and later transcribed on a computer from my stenographic notes.

Date this Transcript certified

Rebecca A. Gause,
Notary Public in and
for the State of Ohio.

My Commission expires May 21, 2024.

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