



1. Call to order of the regular meeting and stand for the pledge.
2. Roll call:  
 Ms. Porter       YES    NO    ABSENT      Mr. Layton    YES       NO    ABSENT  
                           YES    NO    ABSENT      Mr. Stoner    YES       NO    ABSENT  
 Mr. Jacobs       YES    NO    ABSENT

3. The Board acknowledges that the minutes are recorded and transcribed.
4. Motion to approve the May 2<sup>nd</sup> June 6<sup>th</sup>, June 27<sup>th</sup> meeting minutes \_\_\_\_\_  
 Second the motion \_\_\_\_\_

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

- Roll call:
- Ms. Porter       YES    NO    ABSTAIN      Mr. Layton    YES    NO    ABSTAIN  
                           YES    NO    ABSTAIN      Mr. Stoner    YES    NO    ABSTAIN  
 Mr. Jacobs       YES    NO    ABSTAIN

**Public Hearings:**

No decision will be made at this Public Hearing. It will be made at either during the regular meeting or within 35 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 assure 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 conditional use and a variance, in compliance with the Zoning Ordinance, for the property situated at 130 Arrowhead Blvd.**

The conditional use request is required to allow them to construct and operate an Extended Stay Hotel the property is zoned General Commercial (GC). The zoning code 1135.03 f. allows for this use provided they are granted a conditional use permit.

The variance request is that the lot is 1.73 acres, and the zoning code 1135.03 f. requires a 2 acres lot.

**1135.03 CONDITIONAL USES.**

(f) Hotels and Motels. Lodging facilities and subordinate eating and drinking facilities and recreational facilities, provided that the minimum lot area is two (2) acres.

- **Evan Barton and Mike Brenneman Parcels 073-329550-00.002 and 073-335640-00.000 - have applied for a Zoning Amendment, in compliance with the Village of Hebron Zoning Ordinance, the parcels are located:**

Two parcels on U.S. 40 - National Road – In the Village, East Main Street just past on the southeast side of Hebron that are being annexed into the Village of Hebron. The current Union Township zoning is agricultural, but the Hebron properties adjacent to these are zoned Manufacturing and General Commercial. The amendment would assign a village zoning district to the property.

**1137.01 Manufacturing 1 - purpose**

The Manufacturing District (M1) is established for the purpose of promoting the responsible development of an industrial corridor in the Village without compromising or interfering with adjacent land. The M1 District shall include a mixture of services, facilities, and commercial uses typically operating within enclosed structures. The intent of the district is to encourage industrial development that is architecturally sensitive, incorporating landscaping, generous setbacks, and minimal signage.

A motion to adjourn from the Public Hearing \_\_\_\_\_ and reconvene into the regular meeting made by \_\_\_\_\_, seconded by \_\_\_\_\_ Time \_\_\_\_\_

Roll call:

Ms. Porter       YES    NO    ABSTAIN      Mr. Layton    YES    NO    ABSTAIN  
                           YES    NO    ABSTAIN      Mr. Stoner    YES    NO    ABSTAIN  
 Mr. Jacobs       YES    NO    ABSTAIN

5. **ITEMS REQUIRING ACTIONS:**

- **New S&M Investments, LLC has applied for a conditional use and a variance**

**Variance from:**

**Planning & Zoning Code Section 1137.03 f requiring a 2 acres lot for hotels.**

- **A motion to** \_\_\_\_\_  
 made by \_\_\_\_\_ Second the Motion \_\_\_\_\_

Roll call:

Ms. Porter       YES    NO    ABSTAIN      Mr. Layton       YES    NO    ABSTAIN  
                           YES    NO    ABSTAIN      Mr. Stoner       YES    NO    ABSTAIN  
 Mr. Jacobs       YES    NO    ABSTAIN

- **Conditional Use to allow a hotel on the property at 130 Arrowhead Blvd. Zoned General Commercial and allowed 1135.03 f. with a conditional use permit.**

- **A motion to** \_\_\_\_\_  
 made by \_\_\_\_\_ Second the Motion \_\_\_\_\_

Roll call:

Ms. Porter       YES    NO    ABSTAIN      Mr. Layton       YES    NO    ABSTAIN  
                           YES    NO    ABSTAIN      Mr. Stoner       YES    NO    ABSTAIN  
 Mr. Jacobs       YES    NO    ABSTAIN

- **Evan Barton and Mike Brennenman Parcels 073-329550-00.002 and 073-335640-00.000 have applied for a Zoning Amendment**

**Zoning Amendment to assign M1 Manufacturing to the two parcels:**

- **A motion to make a recommendation to Council to (approve or deny)**  
 \_\_\_\_\_ made by \_\_\_\_\_  
 Second the Motion \_\_\_\_\_

Roll call:

Ms. Porter       YES    NO    ABSTAIN      Mr. Layton       YES    NO    ABSTAIN  
                           YES    NO    ABSTAIN      Mr. Stoner       YES    NO    ABSTAIN  
 Mr. Jacobs       YES    NO    ABSTAIN

- **Criss & Joyce Nadolson – Lot Split a 10-acre lot into: 1 – 2 acres with a home and 1- 8 acre agricultural – 3480 National Rd SE**

An application for a lot split and revised plat with descriptions were submitted for this 10-acre parcel being annexed into the Village of Hebron. The home site will remain, and the rear is being purchased an additional property for 191 Arrowhead Blvd. The property has not been assigned a Hebron Zoning District. Its currently Union Township zoned agricultural.

**A motion to (approve or deny)**

- \_\_\_\_\_ made  
 by \_\_\_\_\_ Second the Motion \_\_\_\_\_

Roll call:

Ms. Porter       YES    NO    ABSTAIN      Mr. Layton       YES    NO    ABSTAIN  
                           YES    NO    ABSTAIN      Mr. Stoner       YES    NO    ABSTAIN  
 Mr. Jacobs       YES    NO    ABSTAIN

- **Vance Real Estate Holdings – 150 Arrowhead Blvd. – Site Development application:**

An application was received for an expansion of their current facility. The applicant wants to add 14,400 sf to their current building. The expansion is to enlarge their boat service area and storage lot. The property is zoned GC – General Commercial.

**A motion to (approve, approve with conditions, or deny)**

- \_\_\_\_\_ made by \_\_\_\_\_  
 Second the Motion \_\_\_\_\_

Roll call:

Ms. Porter       YES    NO    ABSTAIN      Mr. Layton       YES    NO    ABSTAIN

Mr. Jacobs       YES  NO  ABSTAIN      Mr. Stoner       YES  NO  ABSTAIN  
 YES  NO  ABSTAIN

- **Herman & Deborah Redman – 3601 Hebron Road – a second accessory building application: CHAPTER 1159 - Accessory Uses and Structures**
  - **1159.02 RESIDENTIAL DISTRICTS: LOCATION, EXTERIOR, SIZE AND MAINTENANCE.**

The following requirements apply to all accessory uses and structures located in any residential zoning district:

(e) **Quantity. If more than one accessory building or structure is proposed on a single residential lot, prior approval of the Planning and Zoning Board shall be required.**

An application was received for an additional accessory building. The owner wants to keep the small shed but needs a larger one. The property is zoned Manufacturing, but historically its use has been Residential.

**A motion to (approve, approve with conditions, or deny)**

\_\_\_\_\_ made by \_\_\_\_\_ Second the Motion \_\_\_\_\_

Roll call:

Ms. Porter       YES  NO  ABSTAIN      Mr. Layton       YES  NO  ABSTAIN  
 YES  NO  ABSTAIN      Mr. Stoner       YES  NO  ABSTAIN  
Mr. Jacobs       YES  NO  ABSTAIN

- **Appointment of a new Resident Zoning Board Member:**

**A motion to adjourn into executive session for \_\_\_\_\_**

made by \_\_\_\_\_ Second the Motion \_\_\_\_\_

Ms. Porter       YES  NO  ABSTAIN      Mr. Layton       YES  NO  ABSTAIN  
 YES  NO  ABSTAIN      Mr. Stoner       YES  NO  ABSTAIN  
Mr. Jacobs       YES  NO  ABSTAIN

6. Community Development Monthly Report

7. Next regular meeting – to be scheduled \_\_\_\_\_ @ 6:30 pm

The September meeting falls on Labor Day and needs to be rescheduled. Discussion:

**A motion to adjourn into executive session for \_\_\_\_\_**

made by \_\_\_\_\_ Second the Motion \_\_\_\_\_

Roll

Ms. Porter       YES  NO  ABSTAIN      Mr. Layton       YES  NO  ABSTAIN  
 YES  NO  ABSTAIN      Mr. Stoner       YES  NO  ABSTAIN  
Mr. Jacobs       YES  NO  ABSTAIN

8. Motion to adjourn \_\_\_\_\_ Time \_\_\_\_\_

**A motion to adjourn at \_\_\_\_\_**

made by \_\_\_\_\_ Second the Motion \_\_\_\_\_

Ms. Porter       YES  NO  ABSTAIN      Mr. Layton       YES  NO  ABSTAIN  
 YES  NO  ABSTAIN      Mr. Stoner       YES  NO  ABSTAIN  
Mr. Jacobs       YES  NO  ABSTAIN

**Board Members**

Rick Stoner, Vice Chair

Scott Jacobs, Secretary

Jim Layton, Mayor

Annelle Porter, Council Member