



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
 Mr. McFarland 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 August 1, 2022, meeting minutes _____ Second the motion _____

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

- Roll call:
- | | | | | | | | |
|---------------|------------------------------|-----------------------------|----------------------------------|------------|------------------------------|-----------------------------|----------------------------------|
| Ms. Porter | <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 | | | | |

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:

- **National Road Investments, LLC has applied for a Major Subdivision and submitted revised plat for the 13.58-acre parcel located on the north side of E. Main Street across from Kroger, in compliance with the Zoning Ordinance 1175.**

1175 Major Subdivisions:

1175.01 A Major Subdivision is the creation of more than (3) lots, including the remainder from the original parcel, and/or the creation or extension of a Village Street, easement of access, or public utilities.

- **Lexington OC, LLC has applied for a variance, in compliance with the Hebron Village Zoning Ordinance, for the property situated at 191 Arrowhead Blvd., Hebron, Ohio 43025.**

The variance request is to allow a 250 sq. ft. sign for their exterior wall facing the street. The zoning code 1153.05.

1153.05 Permanent Signs:

1153.05 (2) Maximum area, height, and location.

(a) Wall signs: The total area shall not exceed one square foot per one lineal foot of the length of the wall on which the sign is to be attached up to the maximum of 36 square feet.

- **Karen Bailey has applied for a conditional use, in compliance with the Hebron Village Zoning Ordinance, for the property situated at 705 Deacon Street, Hebron, Ohio 43025.**

The conditional use request is for a home occupation to allow her to operate an art studio Deacon Street. The property is zoned R-2.

1151 Home Occupations:

1151.02 Procedure and Standards

(a) Application: Written applications for home occupations shall be submitted to the Community Development Coordinator and subject to review and approval by the Planning and Zoning Board. If granted, a home occupation permit will be issued by the Community Development Director for a four-year period. It is the responsibility of the applicant to obtain the permit every four years. Any change in ownership or type of business shall also result in the need for a new permit.

- **Karen Bailey has applied for an additional conditional use, in compliance with the Hebron Village Zoning Ordinance, for the property situated at 705 Deacon Street, Hebron, Ohio 43025.**

The conditional use request is to allow her to operate a bed & breakfast inn from within her home.

1161 Bed and Breakfast:

1161.03 (a) Application: The regulations of this chapter to apply to bed and breakfast inns in any zoning district where a residential use is permitted or conditionally permitted. All bed and breakfast inns require a conditional use permit approved and issued in accordance with Chapter 1113. (Conditional Use)

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

5. ITEMS REQUIRING ACTIONS:

- **National Road Investments, LLC has applied for a Major Subdivision and submitted revised plat for the 13.58-acre parcel located on the north side of E. Main Street across from Kroger, in compliance with the Zoning Ordinance 1175.**

A motion to recommend to Council 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. McFarland YES NO ABSTAIN Mr. Stoner YES NO ABSTAIN
 Mr. Jacobs YES NO ABSTAIN

- **Lexington OC, LLC has applied for a variance, in compliance with the Hebron Village Zoning Ordinance, for the property situated at 191 Arrowhead Blvd., Hebron, Ohio 43025.**
 The variance request is to allow a 250 sq. ft. sign for their exterior wall facing the street. From zoning code 1153.05, which limits a wall sign to a maximum of 36 sq. ft.

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

- **Karen Bailey has applied for a conditional use, in compliance with the Hebron Village Zoning Ordinance, for the property situated at 705 Deacon Street, Hebron, Ohio 43025.**
 The conditional use request is for a home occupation to allow her to operate an art studio Deacon Street.

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

- **Karen Bailey has applied for an additional conditional use, in compliance with the Hebron Village Zoning Ordinance, for the property situated at 705 Deacon Street, Hebron, Ohio 43025.**
 The conditional use request is to allow her to operate a bed & breakfast inn from within her home.

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

- **Glenn Henry is wanting to construct a new home and is seeking approval to build on a non-conforming lot, located at 118 4th Street, Hebron, Ohio 43025.**

1117 Nonconforming Lots, Uses, and Structures:

1117.02 A principal and/or accessory structure may be permitted on any nonconforming lot of record, notwithstanding limitations imposed by other requirements of that zoning district. This provision shall apply even though such lot fails to meet the requirements for area and/or width for the zoning district in which such lot is located. Such nonconforming lots must be in separate ownership and not of continuous frontage with other land in the same ownership.

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

6. Election of Officers:

- **Chairperson _____ (must ask for additional nominations)**

Motion to nominate _____ made by _____

Second the motion _____

Motion to close nominations _____ made by _____

Second the motion _____

Motion to approve _____ Second the motion _____

Roll call:

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

- **Vice-Chairperson _____**

Motion to nominate _____ made by _____

Second the motion _____

Motion to close nominations _____ made by _____

Second the motion _____

Motion to approve _____ Second the motion _____

Roll call:

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

- **Secretary _____**

Motion to nominate _____ made by _____

Second the motion _____

Motion to close nominations _____ made by _____

Second the motion _____

Motion to approve _____ Second the motion _____

Roll call:

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

- 7. Community Development Monthly Report
- 8. Next regular meeting – October 3, 2022 @ 6:30 pm
- 9. Motion to adjourn _____ Time _____

A motion to adjourn at _____

made by _____ Second the Motion _____

Ms. Porter	<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, Vice Chair
Scott Jacobs, Secretary
Michael McFarland
Jim Layton, Mayor
Annelle Porter, Council Member