

VILLAGE OF HEBRON  
PLANNING & **ZONING** MEETING MINUTES  
December 5, **2022**  
6:30p.m.

This meeting was held both remotely and in person.

**CALL TO ORDER**

Chairman Rick Stoner called the meeting to order at 6:30pm

**PLEDGE OF ALLEGIANCE**

Chairman Stoner requested everyone join in the Pledge of Allegiance.

**ROLL CALL**

**Planning & Zoning Board Members present:** Chairman Rick Stoner, Mrs. Annelle Porter, Mr. Scott Jacobs, Mr. James Layton.. Mr. Mike McFarland was absent.

**Visitors in attendance:** Doug Lowe, Hart Main, Sarajane steffes, Clifford L. Mason, Scott Harold, Sean McMickle, Tom Marietta, Brady Williams, Rodger Kessler, Bruce & Lisa Freeman, Sandra & Trevor Kline, Tami & Brian Samsal, Ashley Marietta-Brown, Theresa Ritzer, Valerie Mockus, Brian Bachman, Matthew Williams

**Others in attendance:** Village of Hebron Zoning Attorney David Moser, Interim Administrator Deborah Morgan, Community Development Assistant Bonnie Miller

**APPROVAL OF MINUTES**

October 3, 2022 Minutes & November 7, 2022 Minutes

Board Member Mr. Layton moved to approve the minutes as presented, Board Member Mr. Jacobs seconded the motion. The motion passed by a unanimous vote of all members present

**Introduction/Presentations:**

**3272 Hebron Road - Possible Development-National Church Residence**

Sarajane Steffes, representing National Church Residence, presented the Planning & Zoning Board with a design of a proposed 55+ community they are considering to develop at 3272 Hebron Road. Ms. Steffes gave the board a detailed description of what this community would be. After some brief discussion Ms. Steffes thanked the board for their time and will look forward to starting the process through zoning for the 55+ community. Ms. Steffes was glad to receive some positive feedback from the Planning & Zoning Board.

**138 East Main Street Possible Combined Zoning - Brady Williams**

Brady Williams and his son addressed the Planning & Zoning Board with their idea and thoughts for a business they are looking into buying. They would like to combine zoning for the front of the building and the back. They would like to do a bakery in the front with an apartment in the back for the owner/operator to live in while operating the proposed bakery. A brief discussion was held and Mr. Williams thanked the Board for their time and feedback.

**PUBLIC HEARINGS:**

No decision will be made at the public hearings. It will be made either during the regular meeting or within 35 days of the date of the public hearings.

**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 tonowjna:**

Spire Development, Inc., has applied for a zoning amendment. (Planning & Zoning Code, Section 1111}. The applicant is requesting the property located at 129<sup>th</sup> High Street be rezoned from M-1 Manufacturing and R-4 Single Family DweHing Zero Lot Line to R-5 Multi-Family Residential District.

An application was received for the property located at 129 North High Street. The owner wants to allow for the construction of Hopewell Cottages II, a 42-unit cottage-style, workforce rental housing development to serve as the second phase of Hopewell Cottages, located at 165 Hope Circle.

Mr. Sean McMickle, representing Spire Development, addressed the Planning & Zoning Board, describing their request to re-zone and what the proposed Hopewell Cottages II will look like. Mr. McMickle stated that Hopewell Cottages I was a success and that they have a long waiting list currently, therefore, Hopewell Cottages II would be well received. Mr. McMickle stated that they had a great working relationship with the Village on Hopewell Cottages I and would like to have this property rezoned to be prepared to develop Hopewell Cottages II. Mr. McMickle presented displays of what the development would look like. After some brief discussion Mr. McMickle thanked the board for their time and consideration of the re-zone request.

**Public hearing to consider the following:**

Spire Development, Inc., has applied for Site Development (Planning & Zoning Code, Section 1109). The property is currently zoned R-5 Multi-Family Residential District. This property is located directly South of 101 Canal Street.

An application for site development was received for the property located directly South of 101 Canal Street. The owner wants to allow for the construction of Canal Crossing, a housing development situated in an R-5 District.

Mr. Sean McMickle, representing Spire Development, addressed the Planning & Zoning Board, describing their site development plan for the proposed Canal Crossing project. Display boards showing the proposed development was presented to the Board and discussion was held on what this development would look like. Topics discussed were: The number of units, price point of the units, infrastructure of the development, utilities, and timeline. After discussion concluded Mr. McMickle thanked the Board for their time and consideration of their request.

**Public Hearing to consider the following:**

**Kessler Company has applied for a Zoning Amendment. (Planning & Zoning Code, Section 1111). The applicant is requesting the property located at 3261 Hebron Road be rezoned from C-1 Conservation District to M-1 Manufacturing District.**

An application was received for the property located at 3261 Hebron Road. The applicant wants to amend the current zoning to M-1 Manufacturing District.

Rodger Kessler addressed the Planning & Zoning Board to explain their request and described the sign that they would like to place on the property, if re-zoned. After some brief discussion Mr. Kessler thanked the board for their time and consideration.

**Public Hearing to consider the following:**

**Marietta Subdivision Residents - 408-424 Cumberland Street - Zoned R-2 Medium Density Residential District has applied for a variance.**

An application was received for a variance from Planning & Zoning Code Section 1179.13 - All sidewalks will be installed and constructed as outlined in the Hebron Construction standards. Development along existing street, any development of property which is located in a residential neighborhood, commercial, or general commercial district will include the installation of a sidewalk on the side of the street being developed. The sidewalk will extend across the full length of the development's street frontage.

Attorney David Lowe addressed the Planning & Zoning Board by introducing Katie Klein of 424 East Cumberland Street. Mr. Lowe questioned Mrs. Klein on issues of the requirement of a sidewalk and the hardship it would incur on her and the other applicants if this variance was denied and they were required to install the sidewalk. Mr. Lowe also presented a PowerPoint presentation outlining parts of the Zoning Regulations he felt applied to why the variance should be approved. Pictures of existing sidewalks in the areas were shown as well. Other applicants addressed the Planning & Zoning Board stating their reasons for not wanting to be required to install a sidewalk. Some of those concerns included flooding. After all information was presented

to the Planning & Zoning Board Mr. Lowe thanked them for their time and respectfully requested that they approve the variance application to dis-allow the sidewalks for the addresses noted in the application.

**Public Hearing Adjournment**

A motion to adjourn from the public hearings and reconvene into the regular meeting was made by Board Member Mr. Layton and seconded by Board Member Mr. Jacobs. The motion passed by a unanimous vote of all members present.

**Items Requiring Action:**

**Spire Development application to re-zone the property located at 129 North High Street from M-1 Manufacturing and R-4 Single Family Dwelling Zero Lot Line to R-5 Multi-Family Residential District.**

A motion to make a recommendation to the Council of the Village of Hebron to approve the application was made by Board Member Mr. Jacobs and seconded by Board Member Mr. Layton. The motion passed by a unanimous vote of all members present.

**Spire Development application for a site-plan development for the property located directly South of 101 Canal Street.**

A motion to approve with the condition that it will be pending review/approval from the Village of Hebron's engineer V3 Companies was made by Board Member Mrs. Porter and seconded by Board Member Mr. Jacobs. The motion passed by a unanimous vote of members present.

Kessler Sign Company application for a re-zone of the property located at 3261 Hebron Road from C-1 Conservation District to M-1 Manufacturing District

A motion to make the recommendation to approve was made by Board Member Mr. Layton and seconded by Board Member Mr. Jacobs. The motion passed by a unanimous vote of members present.

Marietta Subdivision's Residents variance application for addresses 408-424 East Cumberland Street, requesting a variance from the requirement to install sidewalks in the front of their properties.

A motion to table until a special meeting to be held on January 4, 2023 at 6:30 p.m. was made by Board Member Mr. Layton and seconded by Board Member Mrs. Porter. The motion passed by a unanimous vote of members present.

**Community Development Monthly Report**

Mrs. Bonnie Miller, Community Development Assistant presented her monthly report on zoning/property maintenance activities.

The next regular meeting will be held February 6, 2023 at 6:30 p.m., noting that a special planning & zoning meeting will be held on January 4, 2023 at 6:30 p.m.

**ADJOURN**

A motion to adjourn at 8:30 p.m. was made by Board Member Mr. Layton and seconded by Board Member Mr. Jacobs. The motion passed by a unanimous vote of all members present.

Attest:

(on file)  
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Rick Stoner, Chairman

(on file)  
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Bonnie Miller, Community Development Assistant