

VILLAGE OF HEBRON
PLANNING & ZONING MEETING MINUTES
January 8, 2024
6:00p.m.

This meeting was held both remotely and in person.

CALL TO ORDER

Chairman Rick Stoner called the meeting to order at 6:00pm

PLEDGE OF ALLEGIANCE

Chairman Rick Stoner requested everyone join in the Pledge of Allegiance.

ROLL CALL

Planning & Zoning Board Members present: Chairman Rick Stoner, Dr. Valerie Mockus, and Mr. Mike McFarland.

Visitors in attendance: Numerous visitors. (See sign-in sheet)

Others in attendance: Village of Hebron Zoning Attorney David Moser, Economic & Community Development Director Brittany Misner.

APPROVAL OF MINUTES

December 4th, 2023, Minutes

The motion to approve the minutes as presented were passed by a unanimous vote of all members present.

PUBLIC HEARINGS:

No decision will be made at this Public Hearing. It will be made either during the regular meeting or within 30 days of 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:

National Church Residences has applied for a Site Development Plan in compliance with Zoning Code 1109 and 1131. The applicant is requesting the property located at 3272 Hebron Road be given preliminary approval to construct multi-family, senior living apartments.

No comments were made.

Public Hearing to consider the following:

National Church Residences has applied for five (5) Variances in compliance with Zoning Code Chapters 1115 and 1131. The applicant is requesting the property located at 3272 Hebron Road be granted variances from Village zoning code as listed below:

- 1) Multi-unit residential dwellings are not to exceed twelve (12) units per dwelling.**
- 2) Lot coverage maximum is thirty-five percent (35%).**
- 3) Side yard setback is a minimum of thirteen (13) feet on one side plus one (1) foot for every unit per building over four (4) units.**
- 4) Minimum finished total floor area for a One (1) Bedroom Unit is 700 square feet.**
- 5) For multi-family dwellings, there shall be two and one-half (2 ½) parking spaces with one (1) being an enclosed garage.**

Mr. McFarland asked if there are restrictions on how many parking spaces a resident can have. Sarajane Steffes stated there has never been a need to and that most people of this age category do not own a car. Dr. Mockus stated that a larger number of seniors will have more opportunity to interact with each other and feel less isolated. Ms. Steffes agreed and stated that there would be opportunities for residents to gather in the large engagement gathering space and that there would be opportunities for smaller engagement in a smaller gathering space for residents who didn't care for large gatherings. Mr. Stoner asked if there were going to be entrances and have enough access for the fire department. Ms. Steffes stated that on the south side of the property there would be access for only the fire department. Andrea Chapman asked what percentage of lot coverage National Church Residences was requesting a variance for. Ms. Steffes stated they were requesting a variance for 80% lot coverage. Mrs. Chapman also asked where visitors would park. Ms. Steffes stated that not all residents would own or drive a car and that National Church Residences had contracted with the Licking County Aging Partners for transportation services.

Public Hearing to consider the following:

Chabi Dhimal has applied for a Conditional Use in compliance with Zoning Code Chapters 1113 and 1135.03(a). The applicant is requesting the property located at 161 S. High Street be granted a conditional use to operate a drive-thru business.

Randy Wolfe asked if Mr. Dhimal had a liquor license. Mr. Dhimal stated they had applied but did not have one at this time. Mr. Stoner asked Zoning Attorney David Moser if the Board could vote on all five (5) variances at the same time. Attorney Moser stated he was fine with voting on all five (5) at the same time as long as all five (5) were either all approved, approved with conditions, or denied. Ms. Chapman asked Economic & Community Development Director, Brittany Misner what the minimum square footage of each unit had to be without a variance. Brittany stated 700 square feet. National Church Residences is applying for 640 square feet.

Public Hearing Adjournment

A motion to adjourn from the public hearing and reconvene into the regular meeting passed by a unanimous vote of all members present at 6:21 p.m.

Items Requiring Action:

National Church Residences has applied for a Site Development Plan in compliance with Zoning Code 1109 and 1131. The applicant is requesting the property located at 3272 Hebron Road be given preliminary approval to construct multi-family, senior living apartments.

Board member Dr. Mockus made a motion to approve to recommend to send to Council. Second by Board member Mr. McFarland.

National Church Residences has applied for five (5) Variances in compliance with Zoning Code Chapters 1115 and 1131. The applicant is requesting the property located at 3272 Hebron Road be granted variances from Village zoning code as listed below:

- 1) Multi-unit residential dwellings are not to exceed twelve (12) units per dwelling.
- 2) Lot coverage maximum is thirty-five percent (35%).
- 3) Side yard setback is a minimum of thirteen (13) feet on one side plus one (1) foot for every unit per building over four (4) units.
- 4) Minimum finished total floor area for a One (1) Bedroom Unit is 700 square feet.
- 5) For multi-family dwellings, there shall be two and one-half (2 ½) parking spaces with one (1) being an enclosed garage.

Board member Mr. McFarland made a motion to approve all five (5) variances as presented. Second by Board member Dr. Mockus.

Chabi Dhimal has applied for a Conditional Use in compliance with Zoning Code Chapters 1113 and 1135.03(a). The applicant is requesting the property located at 161 S. High Street be granted a conditional use to operate a drive-thru business.

Board member Mr. McFarland made a motion to approve as presented. Second by Board member Dr. Mockus.

R & J Real Estate Investments of Licking County has applied for a lot split for their property located at 106 Burch Street. (Part of Parcel 075-344928-00.000). Lot is to be split into two (2) lots to provide village access for future infrastructure. The property is currently zoned GC (General Commercial) and will change to C1 (Conservation 1) to match lot split.

Board member Dr. Mockus made a motion to approve. Second by Board member Mr. McFarland.

Village of Hebron has applied for a lot split for their property located at E. Main Street. (Part of Parcel 075-344870-00.000). Lot is to be split into two (2) lots to provide village access for future infrastructure. The property is currently zoned C1 (Conservation 1) and will change to GC (General Commercial) to match lot split.

Board member Mr. McFarland made a motion to approve. Second by Board member Dr. Mockus.

Visitor Comments

None

Economic & Community Development Monthly Report

Mr. McFarland asked why the Village requires a permit for a generator. Economic and Community Development Director, Brittany Misner stated there was no charge; it was only for documentation purposes. Mr. McFarland asked if occupancy permits have to list how many occupants are in a residential home. Mrs. Misner stated for commercial occupancy, yes and for residential occupancy, no. Mrs. Misner gave an update on current development projects. Dr. Mockus asked Village Administrator Mr. Chen to give an update on Spires construction project. Mr. Chen stated that Village Public Works Superintendent, CJ Ward, observed that there was no silt fence installed. Mrs. Misner spoke with Spire Development. Spire stated that they would address that issue immediately.

Village Zoning Attorney Report

Attorney David Moser gave an update on his prosecution cases. about abatement, violation notices, property highlights, and zoning amendments (enhance and highlight the abatement process).

Planning & Zoning Board Member Discussion

Board member Mr. McFarland asked Attorney Moser if the Planning and Zoning Board could take the current Pulte project into consideration when making a decision on the future Pulte project. Attorney Moser stated that the Board cannot consider the actions of the current Pulte project with future Pulte projects. Attorney Moser further stated it would be inappropriate for the Board to consider and/or have discussions at Planning and Zoning Board meetings but that instead the Board should only discuss issues with internal staff.

The next regular meeting will be held February 5th, 2024, at 6:00 p.m.

ADJOURN

A motion to adjourn at 7:04 p.m. was made by Board member Dr. Mockus. Second by Board Member Mr. McFarland. The motion passed by a unanimous vote of all members present.

Rick Stoner, Chairman

Attest:

Brittany Misner, Economic & Community Development Director