

VILLAGE OF HEBRON  
PLANNING & ZONING MEETING MINUTES  
February 5, 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, Mr. Mike McFarland, Mr. Scott Jacobs, and Mr. Randy Wolf.

Visitors in attendance: Andrea Chapman, Chuck Chen, Jerry Bush, and Nathan Corum.

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

**APPROVAL OF MINUTES**

January 8<sup>th</sup>, 2024, Minutes

Dr. Mockus made the motion to approve the minutes with the minor modification of indicating the final vote tally. Dr. Mockus stated there were three (3) instances where it just indicated who made the motion and who seconded that motion but not what the ultimate vote was. Those were all unanimously voted for. The January 8<sup>th</sup>, 2024, minutes with said modification was passed by a unanimous vote from members McFarland, Stoner, and Mockus. Members Jacobs and Wolf abstained due to their absence from the January 8<sup>th</sup>, 2024, meeting.

**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:**

**Nathan & Jessica Corum have applied for a Variance in compliance with Zoning Code Chapters 1115 and 1159. The applicant is requesting the property located at 403 Mound Street be granted a variance from Village zoning code as listed below:**

- 1) Quantity – If more than one accessory building or structure is proposed on a single residential lot, prior approval of the Planning & Zoning Board shall be required.**
- 2) Lot Size One Acre or Less – An accessory building or structure shall be no larger than fourteen hundred (1400) square feet, shall contain no more than one (1) story, side walls be no higher than ten (10) feet, shall not exceed a total height of eighteen (18) feet as measured from the floor to the top of the roof, and no door serving the accessory building or structure shall exceed ten (10) feet in height.**

Mr. Corum answered questions from the Board concerning his variance application. Mr. Corum stated there would be access to this building from a driveway and his current shed size is approximately 10' x 10'. Mrs. Misner stated there had been no written feedback from Mr. Corum's neighbors, however, a resident had called in to inquire why they received the public hearing notification letter but that it was just a procedural question.

**Public Hearing Adjournment**

A motion to adjourn from the public hearing and reconvene into the regular meeting passed by a unanimous vote from members Jacobs, McFarland, Stoner, Mockus, and Wolf at 6:11 p.m.

**Items Requiring Action:**

**Nathan & Jessica Corum have applied for a Variance in compliance with Zoning Code Chapters 1115 and 1159. The applicant is requesting the property located at 403 Mound Street be granted a variance from Village zoning code as listed below:**

- > Quantity – If more than one accessory building or structure is proposed on a single residential lot, prior approval of the Planning & Zoning Board shall be required.**

A motion to approve the variance application as presented was made by Board member Mr. McFarland and seconded by Board member Mr. Wolf. The motion passed by a unanimous vote in favor from members Jacobs, McFarland, Stoner, Mockus, and Wolf.

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A motion to approve the variance application as presented was made by Board member Dr. Mockus and seconded by Board member Mr. Jacobs. The motion passed by a unanimous vote in favor from members Jacobs, McFarland, Stoner, Mockus, and Wolf.

**Jerry Bush of Cumberland Meadows Condominium, LLC has requested a time extension for the Cumberland Meadows Phase II project. Construction is projected to start in the spring of 2024.**

A motion to approve an extension for one (1) year was made by Mr. Wolf and seconded by Board member Dr. Mockus. The motion passed by a unanimous vote in favor from members Jacobs, McFarland, Stoner, Mockus, and Wolf.

#### **Visitor Comments**

None

#### **Economic & Community Development Monthly Report**

Mrs. Brittany Misner, Economic & Community Development Director presented her monthly department report.

#### **Village Zoning Attorney Report**

Attorney David Moser gave an update on his prosecution cases. about abatement, violation notices, and property highlights. Board member Mr. McFarland asked Attorney Moser if there was anything additional the Village could do to better enforce making property owners keep their properties clean and free from blight. Attorney Moser stated that if he thought there was anything else that could be done, that he would already be doing it for the Village. Attorney Moser stated that legal processes can be frustrating but that there is a due process that must be followed.

#### **Planning & Zoning Board Member Discussion**

Solar panels, tiny homes, dangerous sidewalks/sidewalk maintenance, and the inability to see around obstructive signs were discussed.

The next regular meeting will be held March 4<sup>th</sup>, 2024, at 6:00 p.m.

#### **ADJOURN**

A motion to adjourn at 7:38 p.m. was made by Board member Mr. McFarland and seconded by Board Member Dr. Mockus. The motion passed by a unanimous vote from members Jacobs, McFarland, Stoner, Mockus, and Wolf.

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Rick Stoner, Chairman

**Attest:**

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Brittany Misner, Economic & Community Development Director