

VILLAGE OF HEBRON  
PLANNING & ZONING MEETING MINUTES  
March 7, 2024  
6:00p.m.

This meeting was held both remotely and in person.

**CALL TO ORDER**

Vice Chair Michael McFarland called the meeting to order at 6:00pm

**PLEDGE OF ALLEGIANCE**

Vice Chair Michael McFarland requested everyone stand and join in the Pledge of Allegiance.

**ROLL CALL**

Planning & Zoning Board Members present: Vice Chair Mr. Mike McFarland, Mayor Valerie Mockus, Mr. Scott Jacobs, and Mr. Randy Wolf. Chairman Rick Stoner was absent.

Visitors in attendance: Rex Wilson, Jen Barlette, Joe Barlette, Brian Wood, Luke Baas, Andrea Chapman, and Jung-Han Chen.

Others in attendance: V3 Engineer Stephen Kopechek and Economic & Community Development Director Brittany Misner.

**APPROVAL OF MINUTES**

February 5<sup>th</sup>, 2024, Minutes

Mayor Mockus made the motion to approve the minutes and seconded by Mr. Wolf. The February 5<sup>th</sup>, 2024, minutes were passed by a unanimous vote from members McFarland, Wolf, Jacobs, and Mockus. Board member Rick Stoner was absent.

**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:**

**Signarama has applied for a Variance in compliance with Zoning Code Chapters 1115 and 1153.05(b)(1)(A). The applicant is requesting the property located at 450 John Alford Parkway be granted a variance from Village zoning code as listed below: (Parcel #: 075-344754-00.009) from Village zoning code as listed below:**

**Number (Wall Signs) – No more than one wall sign shall be permitted per business.**

Jennifer Barlette and Joe Barlette; owners of Signarama, stated that the additional signs would provide better identification of the Dexter company.

**Signarama has applied for a Variance in compliance with Zoning Code Chapters 1115 and 1153.05(b)(1)(B). The applicant is requesting the property located at 450 John Alford Parkway be granted a variance from Village zoning code as listed below: (Parcel #: 075-344754-00.009) from Village zoning code as listed below:**

**Number (Freestanding Signs) – No more than one freestanding sign shall be permitted per parcel.**

**Ohio Valley KB, Ltd. has applied for site development in compliance with Zoning Code 1109. The applicant is requesting the property located directly east of 150 Arrowhead Blvd. be given preliminary approval to construct a cabinet making facility. (Parcel #: 075-345318-00.002)**

Mr. Wolf asked if the fire department had signed off on the proposed site development. Brian Wood (ADR) confirmed that the fire department did sign off on the proposed project. Mayor Mockus asked if the property growth should take off and was replaced with a more aggressive commercial use in the same footprint, would additional parking be introduced to support future users. Brian Wood stated that there is a little additional space for parking.

**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 6:18 p.m. Board member Rick Stoner was absent.

**Items Requiring Action:**

**Signarama has applied for a Variance in compliance with Zoning Code Chapters 1115 and 1153.05(b)(1)(A). The applicant is requesting the property located at 450 John Alford Parkway be granted a variance from Village zoning code as listed below: (Parcel #: 075-344754-00.009) from Village zoning code as listed below:**

**Number (Wall Signs) – No more than one wall sign shall be permitted per business.**

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

**Signarama has applied for a Variance in compliance with Zoning Code Chapters 1115 and 1153.05(b)(1)(B). The applicant is requesting the property located at 450 John Alford Parkway be granted a variance from Village zoning code as listed below: (Parcel #: 075-344754-00.009) from Village zoning code as listed below:**

**Number (Freestanding Signs) – No more than one freestanding sign shall be permitted per parcel.**

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

**Ohio Valley KB, Ltd. has applied for site development in compliance with Zoning Code 1109. The applicant is requesting the property located directly east of 150 Arrowhead Blvd. be given preliminary approval to construct a cabinet making facility. (Parcel #: 075-345318-00.002)**

A motion to approve the variance application with the language changed to “cabinet sales and distribution facility” was made by Mayor Mockus and was seconded by Board member Mr. Jacobs. The motion passed by a unanimous vote in favor from members Jacobs, McFarland, Mockus, and Wolf. Board member Rick Stoner was absent.

**Philip and Barbara Watts have applied for a lot split for their property located on Canyon Road. (Part of Parcel 075-344826-00.000) Lot is to be split into two (2) lots for the future Microsoft Corporation data center. The property is currently zoned R1 (Residential 1) and will change to M1 (Manufacturing 1) to match the lot split.**

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

**Philip and Barbara Watts have applied for a lot split for their property located on 129 N. High Street. (Part of Parcel 075-344808-00.000) Lot is to be split into three (3) lots for the future Microsoft Corporation data center. The property is currently zoned R1 (Residential 1), R4 (Residential 4), & M1 (Manufacturing 1) and will change to M1 (Manufacturing 1) to match the lot split.**

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

**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 was absent from the meeting, however, emailed a report to Village Economic & Community Development Director, Mrs. Brittany Misner. This report is available upon request.

**Planning & Zoning Board Member Discussion**

No comments.

The next regular meeting will be held April 1<sup>st</sup>, 2024, at 6:00 p.m.

**ADJOURN**

A motion to adjourn at 6:41 p.m. was made by Board member Mayor Mockus and seconded by Board Member Mr. Jacobs. The motion passed by a unanimous vote from members Jacobs, McFarland, Mockus, and Wolf. Board member Rick Stoner was absent.

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Michael McFarland, Planning and Zoning  
Board Vice Chair

**Attest:**

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Brittany Misner, Economic & Community Development Director