

**VILLAGE OF HEBRON
PLANNING & ZONING MEETING MINUTES**

April 1, 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 stand and join in the Pledge of Allegiance.

ROLL CALL

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

Visitors in attendance: Rex Wilson, John & Cathy McCoy, Attorney Jill Tangeman, Mike & Linda Matthews, Andrea Chapman, and Jung-Han Chen.

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

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:

John and Cathy McCoy have applied for a variance for a secondary accessory structure for the property located at 134 Hamilton Avenue, Hebron, Ohio. Parcel # 075-347982-00.000.

Attorney Jill Tangeman on behalf of Microsoft Corporation has applied for a Zoning Amendment for the property located at 323 N. High Street. The applicant is requesting the property located at 323 N. High Street be rezoned from Agriculture to an M1 Manufacturing 1 district. This property is currently under review for proposed annexation into the Village of Hebron.

Attorney Jill Tangeman on behalf of Microsoft Corporation has applied for a Zoning Amendment for the property located at 129 N. High Street. The applicant is requesting the property located at 129 N. High Street be rezoned from an M1 Manufacturing 1 district, R4 Residential 4 District, and R1 Residential 1 District to an M1 Manufacturing 1 District.

Board member Mr. McFarland asked if the existing buildings would be torn down. Attorney Tangeman stated that she did not have an answer at this time.

Ohio Valley Cabinets has applied for a variance to eliminate the requirement of off-street parking adjacent to the right-of-way area for the property located at Arrowhead Blvd., Hebron, Ohio. (Parcel #075-345324-00.000)

Moore Signs on behalf of Hendrickson has applied for a variance for a larger sign for the purposes of building identification for the property located at 160 N. High Street, Hebron, Ohio. (Parcel # 075-345324-00.000)

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 6:12 p.m.

Items Requiring Action:

John and Cathy McCoy have applied for a variance for a secondary accessory structure for the property located at 134 Hamilton Avenue, Hebron, Ohio. Parcel # 075-347982-00.000.

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 Stoner, Jacobs, McFarland, Mockus, and Wolf.

Attorney Jill Tangeman on behalf of Microsoft Corporation has applied for a Zoning Amendment for the property located at 323 N. High Street. The applicant is requesting the property located at 323 N. High Street be rezoned from Agriculture to an M1 Manufacturing 1 district. This property is currently under review for proposed annexation into the Village of Hebron.

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

Attorney Jill Tangeman on behalf of Microsoft Corporation has applied for a Zoning Amendment for the property located at 129 N. High Street. The applicant is requesting the property located at 129 N. High Street be rezoned from an M1 Manufacturing 1 district, R4 Residential 4 District, and R1 Residential 1 District to an M1 Manufacturing 1 District.

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

Ohio Valley Cabinets has applied for a variance to eliminate the requirement of off-street parking adjacent to the right-of-way area for the property located at Arrowhead Blvd., Hebron, Ohio. (Parcel #075-345324-00.000)

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 Stoner, Jacobs, McFarland, Mockus, and Wolf.

Moore Signs on behalf of Hendrickson has applied for a variance for a larger sign for the purposes of building identification for the property located at 160 N. High Street, Hebron, Ohio. (Parcel # 075-345324-00.000)

A motion to approve the variance application as presented was made by Board member Mr. Wolf and seconded by Board member Mr. McFarland. The motion passed by a unanimous vote in favor from members Stoner, Jacobs, McFarland, 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 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 May 6th, 2024, at 6:00 p.m.

ADJOURN

A motion to adjourn at 6:52 p.m. was made by Board member Mr. Wolf and seconded by Board Member Mayor Mockus. The motion passed by a unanimous vote from members Stoner, Jacobs, McFarland, Mockus, and Wolf.

Rick Stoner, Planning and Zoning Board
Chairman

Attest:

Brittany Misner, Economic & Community Development Director