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THE VILLAGE OF HEBRON
BOARD OF PLANNING AND ZONING
PUBLIC HEARING

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Monday Evening Session
July 10, 2023, 6:30 p.m.

Municipal Complex
934 Main Street
Hebron, Ohio 43025

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Board of Planning and Zoning:

Rick Stoner, Chairman
Mike McFarland, Vice-Chairman
Scott Jacobs, Secretary
Jim Layton, Mayor
Dr. Valerie Mockus, Council President

Bonnie Miller, Community Development Coordinator
David Moser, Esq., Village Zoning Attorney

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Monday Evening Session

July 10, 2023

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4 MR. STONER: All right. We're going to
5 get started now. The time is 6:38. We're
6 eight minutes late. We had some technical issues
7 we had to get through. Sorry about that. If you
8 would, please, join me in the pledge of allegiance.

9 (PLEDGE OF ALLEGIANCE.)

10 MR. STONER: All right. Before we get
11 started, Mr. McFarland has a question.

12 MR. MCFARLAND: Not a question. Given
13 we just finished the Fourth of July and some other
14 things, it seems like any day it's appropriate to
15 recognize our veterans. Are there any veterans in
16 the room, and if so, could you please stand so that
17 we might recognize you? Thank you very much.

18 Thank you, Mr. Chair.

19 MR. STONER: You're welcome. We'll now
20 call the roll.

21 Dr. Mockus?

22 DR. MOCKUS: Yes.

23 MR. STONER: Mr. McFarland?

24 MR. MCFARLAND: Yes.

25 MR. STONER: Mr. Jacobs?

1 MR. JACOBS: Yes.

2 MR. STONER: Mr. Layton?

3 MAYOR LAYTON: Yes.

4 MR. STONER: Mr. Stoner is a yes. The
5 board acknowledges that the minutes are recorded
6 and transcribed. We want to make a note that since
7 our Zoom is not working, we're using a different
8 method to transcribe the minutes today, and as the
9 mayor said before the meeting, we will post
10 information when we can, so that we can get
11 responses from the folks that couldn't attend by
12 Zoom.

13 The next item is the meeting minutes.
14 We have meeting minutes for April. I have to do
15 these individually, right, David?

16 MR. MOSER: Yes.

17 MR. STONER: Okay. Do I have a motion
18 to approve the meeting minutes for April 3?

19 MR. MCFARLAND: So moved.

20 MR. JACOBS: Second.

21 MR. STONER: I'll call the roll on
22 that.

23 Dr. Mockus?

24 DR. MOCKUS: Yes.

25 MR. STONER: Mr. McFarland?

1 MR. MCFARLAND: Yes.

2 MR. STONER: Mr. Jacobs?

3 MR. JACOBS: Yes.

4 MR. STONER: Mr. Layton?

5 MAYOR LAYTON: Yes.

6 MR. STONER: Mr. Stoner is a yes.

7 (MOTION APPROVED.)

8 MR. STONER: And do I have a motion to
9 approve the May 1, meeting minutes?

10 MR. MCFARLAND: So moved.

11 MAYOR LAYTON: Second.

12 MR. STONER: All right. Call the roll
13 again.

14 Dr. Mockus?

15 DR. MOCKUS: Yes.

16 MR. STONER: Mr. McFarland?

17 MR. MCFARLAND: Yes.

18 MR. STONER: Mr. Jacobs?

19 MR. JACOBS: Yes.

20 MR. STONER: Mr. Layton?

21 MAYOR LAYTON: Yes.

22 MR. STONER: Mr. Stoner is a yes.

23 (MOTION APPROVED.)

24 MR. STONER: And do I have a motion to
25 approve the June 5, 2023, meeting minutes?

1 MR. MCFARLAND: So moved.

2 MR. STONER: Second?

3 MAYOR LAYTON: Second.

4 MR. STONER: All right.

5 Dr. Mockus?

6 DR. MOCKUS: Abstain.

7 MR. STONER: Mr. McFarland?

8 MR. MCFARLAND: Yes.

9 MR. STONER: Mr. Jacobs?

10 MR. JACOBS: Yes.

11 MR. STONER: Mr. Layton?

12 MAYOR LAYTON: Yes.

13 MR. STONER: Mr. Stoner is yes.

14 (MOTION APPROVED.)

15 MR. STONER: Next we will enter into a
16 public hearing. No decision will be made at this
17 public hearing. It will be made either during the
18 regular meeting or within 30 days from the date of
19 the public hearing. Anyone that wishes to comment
20 during a public hearing, must take the witness oath
21 or their comments cannot be considered. It is
22 suggested that you stand and participate in the
23 group witness oath to ensure your comments will be
24 considered as a part of the official record. So
25 please stand if you plan on testifying in any one

1 of these three hearings that are on tonight's
2 agenda. I will read the oath to you, and then at
3 the end you just say, I do.

4 (WITNESS OATH GIVEN BY CHAIRMAN STONER.)

5 MR. STONER: All right. Thank you.
6 The first public hearing tonight is with New S&M
7 Investments, LLC, has applied for conditional use
8 in compliance with Zoning Code 1113. The applicant
9 is requesting the property located at 130 Arrowhead
10 Boulevard be granted a conditional use to construct
11 and operate an extended-stay hotel, Zoning Code
12 Chapter 1135.03(f).

13 Is there anyone wishing to speak on
14 this? Please step to the podium and state your
15 name and your address, please.

16 MR. FAROOQUI: Khaliq Farooqui, 13948
17 Whitetail Lane, Pickerington, Ohio, 43147.

18 MR. STONER: Speak up a little bit.
19 It's hard to hear you.

20 MR. FAROOQUI: My name is Khaliq
21 Farooqui.

22 MR. STONER: Okay. All right. Do any
23 members of the board have any questions or do you
24 have anything you want to say?

25 MR. FAROOQUI: I just wanted to say

1 that the last time when I was here we applied for
2 the same variance and I could not really move
3 forward because there was an issue with parking.
4 The franchise, which is Choice Hotels, WoodSpring
5 Suites, which we want to build, you already have 75
6 rooms instead of 73 rooms, so the architect had to
7 go in again.

8 And then we flipped the front door, the
9 facing of the property instead of being, like,
10 facing towards Vance, we are facing towards my Best
11 Western. And we managed to find the 75 parking and
12 everything else so now everything else is good. So
13 now we are moving forward. Nothing has changed as
14 far as the thing says, 75 rooms instead of 73
15 rooms.

16 MR. STONER: So the footprint is
17 actually the same, you just flipped it?

18 MR. FAROOQUI: Flipped it, yes.

19 MR. STONER: Which gained you more
20 parking spaces because of the construction of the
21 architecture?

22 MR. FAROOQUI: Yes.

23 MR. STONER: And if I remember
24 correctly from when you were here last time, you
25 were affiliated with the hotel that's there.

1 MR. FAROOQUI: Next door.

2 MR. STONER: Next door.

3 MR. FAROOQUI: I own the Best Western,
4 yes.

5 MR. STONER: Because I know we asked
6 questions about the parking situation.

7 MR. FAROOQUI: Right. Right. And
8 that's what my planning is that, you know, once we
9 build it, the lot is side by side so we can always,
10 you know, take the -- we can make the one parking
11 so that we give them extra space if needed.

12 MR. STONER: Okay. So you will share
13 some of the parking spaces. All of those folks
14 that stay at the extended-stay hotel are going to
15 be there for longer periods of time.

16 MR. FAROOQUI: Yeah. An extended-stay
17 is a minimum of five to seven days.

18 MR. STONER: Okay. Nothing else with
19 the site plan changed, though?

20 MR. FAROOQUI: No.

21 MR. STONER: It doesn't look like it.

22 MR. FAROOQUI: Everything is still the
23 same.

24 MR. STONER: Okay. Anyone else have
25 questions for them?

1 DR. MOCKUS: I have spoken with some
2 residents that -- both in the context of Airbnb,
3 which I understand is not what you're talking
4 about, and in the context of an extended-stay.
5 They've raised concerns about security and safety
6 concerns. They've brought statistics on the
7 frequency of police officer calls to the hotels.
8 And I realize it's a density issue, right. When
9 you put more folks together, there is more likely
10 friction, right.

11 I was just wondering if there is
12 anything that you have done in your design, because
13 you do have plenty of experience of providing this
14 type of temporary housing to folks who are visiting
15 our area, if you've learned anything through that
16 experience that you are able to apply in this
17 design to maybe mitigate some of that friction or
18 things that we can be doing to keep it looking nice
19 so that the residents are more vibed in on your
20 project? Do you have any thoughts on that?

21 MR. FAROOQUI: The safety is priority
22 for us. Especially with all of the guests and
23 everything. We have got -- the extended-stay, the
24 way it works is that you always have a resident
25 manager on the property and security on the

1 property. That's number one.

2 Number two, is we have the Hebron
3 police, they patrol in our area and even Best
4 Western -- I have owned it since 2008 -- we haven't
5 called them that much -- frequently, unless we
6 really have to. Not even, you know, getting people
7 out or if they staying -- we try to give a
8 opportunity for the guest to take care of
9 themselves before we call for help.

10 Like I said, extended-stay is a totally
11 different thing. It's like an apartment. It's not
12 like 24 hours. It's from 9:00 to 5:00. After
13 5:00, nobody comes in. It's like you have to have
14 a key to get in and get out. There is nothing else
15 that's going to be happening.

16 Like I said, there will be somebody on
17 the property and there will be a phone number
18 pointed out and everything right at the entrance.
19 If they have anything, they can just call and they
20 will get somebody to come down and help them.

21 DR. MOCKUS: So you will have someone
22 on-site 24-7?

23 MR. FAROOQUI: Yes.

24 DR. MOCKUS: Actually, an employee of
25 your organization?

1 MR. FAROOQUI: Absolutely, yes.

2 DR. MOCKUS: Okay. Great, great. Is
3 there anything else I should be asking about
4 security as a concern for our residents?

5 MR. FAROOQUI: No. Well, security
6 cameras and everything is going to be there, of
7 course. And the property will have all of those
8 available and if there is anything which the
9 architect or somebody else suggests to us, we will
10 definitely implement it.

11 But a Choice Hotel is like, they have
12 almost 4,000 properties. So we are basically using
13 exactly the same program which they have and all of
14 the policies and procedures which is already been
15 working with other WoodSpring Suites. So we are
16 exactly using the same thing. But if they come up
17 with something more to it, then, obviously, we will
18 be incorporating that as well, yes.

19 DR. MOCKUS: Okay. Great. Thank you.

20 MR. MCFARLAND: Sir, how are you?

21 MR. FAROOQUI: Good.

22 MR. MCFARLAND: Does the franchise as
23 you mentioned it -- I'll use the word franchise --
24 have a maximum occupancy regulation in the rooms?

25 MR. FAROOQUI: They are only a room

1 with one queen bed or a room with two queen beds.

2 Two to four is the maximum, yes.

3 MR. MCFARLAND: Okay.

4 MR. FAROOQUI: So if it's just one bed,
5 then it would be two people. In normal
6 circumstances, it's just one person because a lot
7 of people they are travelling -- unless they are
8 relocating and all of that stuff -- then it's going
9 to be more than two people in the room. But two
10 adults and two kids. With all of the rules we
11 have, the kitchenettes and everything, they should
12 be able to prepare -- and next door is Kroger so,
13 food is available for them.

14 MR. MCFARLAND: I think it's a great
15 idea but I was wondering about maximum occupancy
16 and I don't know a darn thing about hotels.

17 MR. FAROOQUI: Well, we have the same
18 thing over here. We own the Best Western. We have
19 70 rooms. We don't have extended stay. But we
20 have people coming in for five to seven days. They
21 come in and they stay and then they leave.

22 MR. MCFARLAND: I'm wondering how you
23 enforce that? And I ask that question only because
24 I don't know. Are you just aware of what's going
25 on?

1 MR. FAROOQUI: The thing is when they
2 check in there is a registration card and there is
3 a number of persons written on that. They have to
4 initial that, how many -- and then we have cameras
5 over there as well. So we can see people going in
6 and out, and, obviously, they come for breakfast
7 and all of that. They use the pool. We can keep
8 an eye on that kind of thing. Normally, people
9 they will not make mistakes because we will always
10 try to tell them, you know, we need to know, even
11 if there are four people because if God forbid
12 something happens and the fire marshal -- or we had
13 to call the fire department, they think there are
14 only going to be two people in this room 110.
15 Obviously, it's not. So that would be a problem to
16 rescue them, yeah.

17 MR. MCFARLAND: Thank you.

18 MR. FAROOQUI: So initially, yes, they
19 do have to register that.

20 MR. MCFARLAND: Thank you. I have
21 nothing further.

22 DR. MOCKUS: I do have one other
23 question and this is the softer side. So you know
24 Hebron does have a lot of water that flows through
25 it. We've had flooding certainly in the area.

1 Recently we had a fire at an apartment complex. Is
2 there any work that your team does with the village
3 if we are short on housing? Have you worked with
4 our folks on what we can be doing to keep our
5 residents local during times of tragedy like that?
6 Is that any type of relationship that we have
7 developed with you?

8 MR. FAROOQUI: Not so far as --

9 DR. MOCKUS: Okay.

10 MR. FAROOQUI: We do with the Red Cross
11 and then we do -- yeah, we do with Red Cross and
12 we've had churches that always send people and I
13 own the Regal Inn as well. So we have an
14 extended-stay over there for the people and they
15 pay for it, yes.

16 DR. MOCKUS: Okay.

17 MR. FAROOQUI: The Red Cross we have it
18 for the last ten plus years.

19 DR. MOCKUS: Perfect. Thank you.
20 Thank you so much.

21 MR. STONER: Any other questions for
22 these folks?

23 MR. JACOBS: Nothing from me.

24 MR. STONER: Anyone else want to speak
25 on this topic in the audience?

1 DR. MOCKUS: Chairman, I just wanted to
2 add, you know, the density was one of the things on
3 here, right. Like the number of acreage that you
4 have at the site versus how much -- normally, we
5 have a requirement of 2 acres. And I think this is
6 in line with what we are trying to accomplish in
7 Licking County, increasing the density a little
8 bit. I just wanted to put that on the record so a
9 resident reading this might understand why that's
10 not as large of a concern as it may have been when
11 we originally wrote our zoning. So I just wanted
12 to put that out there.

13 MR. STONER: So, basically, what you
14 are saying is the purpose that they are asking for
15 the conditional use is because the acreage is a
16 little bit smaller than what we've had?

17 DR. MOCKUS: That's my understanding of
18 the documentation. Is that incorrect?

19 MS. MILLER: No. No, that's incorrect.
20 That's why they are applying for a variance as
21 well.

22 MR. STONER: Right.

23 MS. MILLER: Because there is a
24 density. The conditional use is separate.

25 DR. MOCKUS: I'm sorry. I used the

1 wrong word, so a variance.

2 MS. MILLER: Yes, yes.

3 DR. MOCKUS: Right. And so that's one
4 of the reasons that I was not concerned about the
5 variance because we are looking to increase density
6 and (inaudible) in our local area and also folks --

7 MR. STONER: Thanks for clarifying
8 that.

9 DR. MOCKUS: Sorry.

10 MR. STONER: No worries.

11 MR. FAROOQUI: Are we good? Thank you.

12 MR. STONER: You can have a seat. Any
13 folks in the audience want to speak on this topic
14 in this public hearing?

15 Come on up, sir, and state your name
16 and your address please for the record.

17 MR. MURPHY: Hunter Murphy, 379 River
18 Oaks Drive in Heath. Just a question, because I'm
19 uneducated as well. The hotel and the
20 extended-stay, will they be pet friendly?

21 MR. FAROOQUI: Yes.

22 DR. MOCKUS: I like this guy. I should
23 have asked that myself. It's a big priority of
24 mine. Thank you for asking that.

25 MR. MCFARLAND: Maybe, unless your pet

1 is an elephant.

2 MR. MOSER: I just wanted to make a
3 clarifying point because I remember this last year
4 because the reason we are back here again on these
5 applications are they expired a year ago and I
6 understand Mr. Farooqui explained that and I
7 understand that he understands this. I just wanted
8 to clarify for the record that this is a variance
9 and conditional use under consideration. So that
10 doesn't mean that construction is beginning right
11 away, shovels in the ground. It's going to have to
12 go through the site plan or be in process. I just
13 wanted to put that on the record. Thank you.

14 DR. MOCKUS: Thank you.

15 MR. STONER: All right. Anyone else in
16 the audience wishing to speak on this topic in this
17 hearing before we move on to the next hearing?

18 All right. The next public hearing is
19 to consider the following, New S&M Investments,
20 LLC, has applied for a variance in compliance with
21 zoning code 1115. The applicant is requesting
22 property located at 130 Arrowhead Boulevard be
23 granted a variance due to the lot area of the
24 parcel being 1.73 acres. This is a .27 acre
25 deficiency of the 2-acre requirement, zoning code

1 chapter 1135.03(f).

2 DR. MOCKUS: And I jumped ahead.
3 That's what I was just talking about. Sorry.

4 MR. STONER: Right. No, it's all good.
5 Anyone else have any further questions of these
6 gentlemen first? I think we are good. Audience
7 members, anyone have any questions about the
8 variance being requested? Hearing none, we will
9 move on to the next hearing.

10 The next hearing is for Spire
11 Development, Inc., which is a review of the final
12 site plan for their multifamily unit project
13 located directly south of 101 Canal Road. I
14 believe you folks are here to speak and talk about
15 the final site plan.

16 MR. MCMICKLE: Yes. Sean McMickle,
17 Spire Development.

18 MAYOR LAYTON: Is that mic not working
19 or something? I can't hear.

20 DR. MOCKUS: I know. It's not very
21 loud.

22 MAYOR LAYTON: That's our technical
23 difficulties. I'm sorry. You will just have to
24 speak up.

25 MR. MCMICKLE: Yeah. I can speak up.

1 That's fine.

2 MR. STONER: Thank you.

3 MR. MCMICKLE: Yeah. Sean McMickle,
4 Spire Development. We are the applicant behind the
5 Canal Crossing apartment complex, 43 units, and
6 this is the final site plan hearing for that
7 project. We are excited to get started on the
8 project.

9 I understand there may be some
10 confusion, concerns with the (inaudible)
11 application that's posted online, and so I'm happy
12 to address whatever those concerns may be. I can
13 say that the application that's posted online is
14 the preliminary application that was submitted well
15 over a year ago and since then we have gotten
16 variances and had to re-engineer the project. It's
17 not uncommon for these projects given the timelines
18 to make changes from preliminary application and
19 hopefully it's been apprised of the changes during
20 the entire process. And so with that, I'm happy to
21 address any concerns that you may have.

22 MR. STONER: So the application that
23 you originally submitted it was brought to our
24 attention by a resident --

25 MR. MCMICKLE: Go ahead.

1 MR. STONER: It was brought to our
2 attention by a village resident about what the
3 original application looked like. So, obviously,
4 we went and looked at it. And I think, the concern
5 that was brought forward was in your original
6 application you mentioned that the cottages, the 42
7 units, would be built with attached garages. And
8 then you came to us and asked for a variance not to
9 have the attached garages. So I think all we want
10 cleared up is you're saying that the Ohio Housing
11 Finance Agency -- yeah agency, is aware of this?

12 MR. MCMICKLE: Yeah.

13 MR. STONER: Do we have something that
14 denotes that they are aware of this? Because there
15 is nothing online. I searched again today. There
16 is nothing online that shows there are any changes.

17 MR. MCMICKLE: Right. Yeah. They
18 won't update the preliminary applications. And if
19 you recall we did get a final site plan approval
20 for the attached garages, and it was a matter of
21 pricing that came back and it was prohibitive for
22 the project and we had to re-engineer it. And,
23 yes, we do have confirmation in writing from OHFA
24 of the variances that we have received and they
25 have acknowledged.

1 MR. STONER: Okay. I mean, that's
2 fine. I think we just wanted to do our due
3 diligence to make sure that, you know, the tax
4 credit you applied for was what they have given
5 you.

6 MR. MCMICKLE: I understand.

7 MS. MILLER: Stephen would like to
8 speak but I'm hoping everybody can hear him. Is he
9 on speaker?

10 MAYOR LAYTON: Yeah. Are you there,
11 Stephen?

12 MR. KOPECHEK: Yep.

13 MAYOR LAYTON: Okay. You got a
14 question or a statement?

15 MR. KOPECHEK: Yeah. In the course of
16 review.

17 MAYOR LAYTON: Wait a minute. We're
18 struggling here little bit, hang on. Let's try it
19 now.

20 MR. KOPECHEK: Better?

21 MAYOR LAYTON: Yeah.

22 MR. KOPECHEK: All right. So we've
23 been working with the development team through
24 preliminary site plan review and final plan review
25 and working back and forth through some comments.

1 At this point from an engineering perspective, we
2 are good with the site plan, the final site plan,
3 with just three conditions.

4 So those conditions are, one, we want
5 the water superintendent to be able to review and
6 confirm the water meter and back flow prevention
7 configuration. He was out on vacation, so he
8 didn't have a chance to confirm that.

9 And then the fire department had a
10 couple of comments related to hydrant locations.
11 So that's the second. And then the third one is
12 just a couple of minor grading changes on handicap
13 parking spaces to make sure they are compliant with
14 ADA requirements.

15 But we feel at this time the layout and
16 all of the (inaudible) impacted by the details from
17 those three items. So we feel comfortable moving
18 this forward for final site approval and then the
19 okay from the fire department and (inaudible)
20 finalize the ability to sign off on those.

21 Some other items that pertain to the
22 site that we reviewed included a floodplain permit
23 because we're working in an area with a special
24 flood hazard and (inaudible) any rise above the one
25 hundredth of a foot requirement in Licking County.

1 And the other item, the stormwater, they are
2 actually putting in a pretty large pond that will
3 release stormwater quite a bit more slowly than the
4 natural site currently releases. So they should
5 be, you know, providing enhancement into the --
6 storm, for the 100 year (inaudible).

7 MAYOR LAYTON: Have we shared all of
8 this information with Spire?

9 MR. KOPECHEK: I believe so.

10 MAYOR LAYTON: Yeah, they are shaking
11 their heads, yes. Okay. So that's all? Those are
12 the only concerns you had?

13 MR. KOPECHEK: Yep.

14 MAYOR LAYTON: That's not an issue --
15 those aren't issues?

16 MR. KOPECHEK: No.

17 MR. STONER: I just want to say for the
18 record who he was just talking --

19 MAYOR LAYTON: Stephen Kopechek.

20 MR. STONER: And who is Stephen with?

21 MAYOR LAYTON: He worked for V3, the
22 engineering firm.

23 MR. STONER: Thank you. Okay. All
24 right. Any other questions for this gentleman?

25 MAYOR LAYTON: I don't think so. It's

1 been a long run here but we are finally getting it.

2 MR. STONER: Yeah.

3 MR. MCFARLAND: I have. Yes, please.

4 I'm looking at a letter here that was sent to
5 Bonnie Miller from Mr. Kopechek and V3 and saying
6 pretty much what he just said but I -- I'm
7 concerned that there as not a lot of specificity
8 here and I'm hopeful that Spire is okay with -- I
9 see you didn't get a copy of it. It says that we
10 feel the plans are ready for final approval with
11 the following conditions; water tap, meter, and
12 back flow prevention configuration will be designed
13 to meet the Hebron water department's
14 recommendations.

15 MAYOR LAYTON: Is that what you just
16 told me you have?

17 MR. MCMICKLE: Yes.

18 MAYOR LAYTON: And there are no issues?
19 You have all of those comments?

20 MR. MCMICKLE: Yeah, we have a copy of
21 Stephen's filed comments.

22 MAYOR LAYTON: Okay.

23 MR. MCFARLAND: And you're okay with
24 that?

25 MR. MCMICKLE: Yes.

1 MR. MCFARLAND: And then the fire
2 department comments, it says that everything will
3 be designed in configuration or addressed to the
4 satisfaction of the fire department. You're okay
5 with that? That seems kind of vague.

6 MR. MCMICKLE: That's pretty standard.

7 MR. MCFARLAND: Okay. I thought it
8 was, but --

9 MR. MCMICKLE: Yeah. They are easily
10 addressable enough, it was a matter of the timing
11 of when the comments came in in relationship --

12 MR. MCFARLAND: Okay. That's it.
13 Thank you.

14 MR. MCMICKLE: Thank you for your time.

15 MR. STONER: If nobody has any
16 questions for him, we will see if there is any
17 questions from the audience. Anyone in the
18 audience have any questions on the Spire
19 Development public hearing?

20 UNIDENTIFIED MALE: What are we
21 building? 40 apartments? Market rate? One
22 bedroom? Two bedroom?

23 MR. STONER: Multifamily home, 42
24 multifamily homes.

25 DR. MOCKUS: And they are apartments

1 out on Canal.

2 UNIDENTIFIED MALE: How many buildings?

3 MR. STONER: Four buildings.

4 UNIDENTIFIED MALE: Four buildings, ten
5 units to a building. Townhouse?

6 MR. MCMICKLE: Garden walkout.

7 UNIDENTIFIED MALE: Expandable?

8 MR. MCMICKLE: No. This pond cuts it
9 off from the back and then there is a grading
10 change along the back of that going on farther.

11 UNIDENTIFIED MALE: Just one phase?

12 MR. MCMICKLE: Correct.

13 UNIDENTIFIED MALE: We need it.

14 MAYOR LAYTON: That seems to be the
15 push around the county is that we need housing like
16 this, apartments in long-term stuff. I mean,
17 everybody is saying the same thing. Everybody is
18 building houses and there isn't any places for the
19 construction workers to come in and stay.

20 MR. STONER: Okay. We got it. Moving
21 right along. Anyone else? Any comments?

22 MAYOR LAYTON: I'll make a motion we
23 adjourn from the public hearing.

24 MR. JACOBS: Second.

25 MR. STONER: The time is 7:04 of our

1 hearing. Roll call.

2 Dr. Mockus?

3 DR. MOCKUS: Yes.

4 MR. STONER: Mr. McFarland?

5 MR. MCFARLAND: Yes.

6 MR. STONER: Mr. Jacobs?

7 MR. JACOBS: Yes.

8 MR. STONER: Mr. Layton?

9 MAYOR LAYTON: Yes.

10 MR. STONER: Mr. Stoner is a yes.

11 (MOTION APPROVED.)

12 MR. STONER: Now, we're moving onto the
13 items requiring attention -- or action, sorry. New
14 S&M Investments, LLC, has applied for a conditional
15 use in compliance with Zoning Code 1113. The
16 applicant is requesting the property located at 130
17 Arrowhead Boulevard be granted the conditional use
18 to construct and operate an extended-stay hotel,
19 Zoning Code Chapter 1135.03(f).

20 MAYOR LAYTON: Stephen, there were no
21 additional conditions for this, right?

22 MR. KOPECHEK: Sorry. Can you repeat
23 that, please?

24 MAYOR LAYTON: For the extended-stay
25 motel, S&M Investments.

1 MR. KOPECHEK: I have not actually
2 looked at that one (inaudible).

3 MAYOR LAYTON: But as far as the
4 conditional use, there wasn't any additional stuff?

5 MR. KOPECHEK: No.

6 MAYOR LAYTON: So I'll make a motion
7 that we approve.

8 DR. MOCKUS: I'll second.

9 MS. MILLER: Mayor, can you let Stephen
10 know that we are in the meeting now on Zoom. He
11 can go ahead and join us.

12 MAYOR LAYTON: You can join us on Zoom
13 if you want to. Our tech wizard got it up and
14 running.

15 MR. STONER: All right. I have a
16 motion to approve made by Mr. Layton, seconded by
17 Dr. Mockus. I'll call the roll.

18 Dr. Mockus?

19 DR. MOCKUS: Yes.

20 MR. STONER: Mr. McFarland?

21 MR. MCFARLAND: Yes.

22 MR. STONER: Mr. Jacobs?

23 MR. JACOBS: Yes.

24 MR. STONER: Mr. Layton?

25 MAYOR LAYTON: Yes.

1 MR. STONER: Mr. Stoner is a yes.

2 (MOTION APPROVED.)

3 MR. STONER: Next we have New S&M
4 Investments, LLC, has applied for a variance in
5 compliance with zoning code 1115. The applicant is
6 requesting the property located at 130 Arrowhead
7 Boulevard be granted a variance due to the lot area
8 of the parcel being 1.73 acres. This is .27 acre
9 deficiency of the 2-acre requirement, zoning code
10 chapter 1135.03(f). Do I have a motion?

11 MAYOR LAYTON: Motion to approve.

12 MR. JACOBS: I'll second.

13 MR. STONER: I'll call the roll.

14 Dr. Mockus?

15 DR. MOCKUS: Yes.

16 MR. STONER: Mr. McFarland?

17 MR. MCFARLAND: Yes.

18 MR. STONER: Mr. Jacobs?

19 MR. JACOBS: Yes.

20 MR. STONER: Mr. Layton?

21 MAYOR LAYTON: Yes.

22 MR. STONER: Mr. Stoner is a yes. The
23 variance passes.

24 (MOTION APPROVED.)

25 MR. MCFARLAND: Thank you for your

1 investment in our village.

2 MR. FAROOQUI: Thank you.

3 MR. STONER: All right. Next, we have
4 Spire Development, Incorporated, review of final
5 site plan for the multifamily unit project located
6 directly south of 101 Canal Road. Do I have a
7 motion?

8 MAYOR LAYTON: So moved.

9 MR. STONER: What was the motion?

10 MAYOR LAYTON: For Spire Development,
11 to approve it.

12 MR. STONER: Okay. You didn't say
13 approve. You've got to say approved.

14 Made by Mr. Layton, seconded by
15 Mr. McFarland.

16 MR. MCFARLAND: Yes.

17 MR. STONER: All right. Roll call.

18 Dr. Mockus?

19 DR. MOCKUS: Yes.

20 MR. STONER: Mr. McFarland?

21 MR. MCFARLAND: Yes.

22 MR. STONER: Mr. Jacobs?

23 MR. JACOBS: Yes.

24 MR. STONER: Mr. Layton?

25 MAYOR LAYTON: Yes.

1 MR. STONER: Mr. Stoner is a yes.

2 (MOTION APPROVED.)

3 DR. MOCKUS: And thank you for your
4 continued investment in our community. I know it's
5 been a long haul. I appreciate you hanging in
6 there.

7 MR. MCMICKLE: Thank you.

8 MR. MCFARLAND: Thank you, gentlemen.

9 MAYOR LAYTON: You guys got another
10 project you are getting ready to do, right?

11 MR. MCMICKLE: We'll see.

12 MAYOR LAYTON: It will be easier than
13 this one, I think.

14 MS. MILLER: Thank you.

15 MR. MCMICKLE: Thank you.

16 MR. STONER: Next we have an item from
17 Molding Technologies, Incorporated. They are
18 requesting a time extension of their final
19 violation notice letter.

20 Bonnie, do you want to fill us in on
21 this before we take any action?

22 MS. MILLER: Yes. So I want to start
23 by saying the owners have cleared quite a bit as
24 you can see by the pictures that I have attached.

25 MR. STONER: This?

1 MS. MILLER: Yeah. Yes, they were on
2 their final and that expired May 10, but I feel
3 that they are -- with them making, you know, great
4 strides, and if they continue, you know, to make
5 great strides -- I mean, my personal opinion, I
6 believe, that, I think that should be granted. But
7 I don't know if you want to grant it with
8 extension -- or I mean conditions or grant it at
9 all. I'm just saying, in my personal opinion, they
10 are making a lot of progress.

11 MAYOR LAYTON: How much time do we give
12 them if we decide on an extension?

13 MS. MILLER: That's up to you.

14 MR. MOSER: It's really up to you.
15 Have they requested anything specifically?

16 MS. MILLER: Angela, would you like to
17 speak? This is Angela.

18 MS. BAUMGARTNER: I'm sorry. I didn't
19 hear the question.

20 MAYOR LAYTON: How much time do you
21 need to finish that up?

22 MS. BAUMGARTNER: As much time as you
23 will give me.

24 MAYOR LAYTON: Ten years.

25 MS. BAUMGARTNER: Sounds great.

1 MR. STONER: Would you state your name
2 and address for the record, please.

3 MS. BAUMGARTNER: Angela Baumgartner.
4 My address is 1016 Westview Drive.

5 MR. STONER: So did you have a time
6 frame? I know you were joking saying ten years.

7 MS. BAUMGARTNER: I'm not really
8 joking.

9 MR. STONER: So --

10 MAYOR LAYTON: Would six months give
11 you enough time to get a good start on it? If you
12 have to come back and get another extension, we can
13 do that, but --

14 MS. BAUMGARTNER: I would take any
15 extension that you are willing to give me.

16 MS. MILLER: David, are we allowed
17 to -- are they allowed, the board, to grant another
18 extension after --

19 MR. MOSER: Yes. Yes, they are.

20 MS. MILLER: Okay.

21 MAYOR LAYTON: I'll make a motion we
22 extend it six months, go back and look at it then
23 and decide how we are going to move forward.

24 DR. MOCKUS: Could we be a little bit
25 more clear about what we are expecting to happen in

1 that six months?

2 MAYOR LAYTON: We are expecting the
3 facility to be cleaned up or mostly cleaned up in
4 the six months. It's come a long way. Have you
5 been by? I mean, they have come a long way just in
6 the last few months.

7 So, I guess, my motion should be that
8 we recommend that -- I recommend they extend it six
9 months and have it the biggest percentage of the
10 cleanup done at the end of six months and then we
11 will review it at that point. The alternative is
12 to probably extend it again if they haven't made it
13 or to fine them or do whatever it is we need to do.

14 MS. MILLER: What percentage?

15 MR. STONER: Of the four -- of the four
16 items that are listed on the violation notice, are
17 any of them completed or --

18 MS. BAUMGARTNER: The infestation, we
19 don't know where it is, so we can't address it.

20 MS. MILLER: That was a complaint by
21 neighboring --

22 MR. STONER: I know you have been
23 working to make the situation better. I'm just
24 trying to get an idea if any of these items have
25 been checked off.

1 MS. BAUMGARTNER: Well, I'm not sure
2 that I have a clear understanding of what each one
3 of those items are.

4 DR. MOCKUS: That's part of my concern.
5 I don't want to give an extension and us not be
6 clear about what we are asking you to do in those
7 six months, so you are back up here again. And so
8 I'm wondering have we done a walk through with her
9 team or is that something we can do or --

10 MS. MILLER: That would be up to
11 Angela. She's the property owner. I have done --
12 Brigette and I have taken pictures, obviously.
13 We've never been on the property. I wouldn't do
14 that unless I had permission. But if Angela is
15 willing, we can go through, take pictures, like as
16 it is right now. And then, I mean, I don't know
17 where you guys go from here, I don't know.

18 MR. STONER: I think what Valerie and I
19 are just trying to get at is there are four
20 violation notices on here.

21 MS. MILLER: Right.

22 MR. STONER: And we are just trying to
23 understand if the owner of the business doesn't
24 know exactly what needs to be done -- that's what's
25 in the paragraphs?

1 MS. MILLER: Yes.

2 MR. STONER: So all of those things in
3 the paragraph have to be addressed?

4 MS. MILLER: And a lot of them have.

5 MR. STONER: Okay.

6 MS. BAUMGARTNER: Yes.

7 MS. MILLER: I don't think you have any
8 wooden pallets left, do you?

9 MS. BAUMGARTNER: If there are, they
10 are not like the ones in the lot that were
11 deteriorated. They are pallets that are usable.

12 MS. MILLER: Okay.

13 MR. MCFARLAND: Who will make -- excuse
14 me, Valerie.

15 DR. MOCKUS: Please.

16 MR. MCFARLAND: Who will make the
17 determination as to specifically for each of those
18 items, when the business is in compliance?

19 MS. MILLER: That would be me.

20 MR. MCFARLAND: Okay. So you can be
21 then very specific about what they have to do in
22 order to be in compliance?

23 MS. MILLER: Uh-huh.

24 MR. MCFARLAND: How will you do that?

25 MS. MILLER: I would say if you approve

1 an extension for whatever time frame, six months or
2 whatever --

3 David, help me out here. Would I be
4 able to just go ahead and write up a letter on
5 letterhead and put specifically A, B, C, D, what
6 hasn't been addressed.

7 MR. MOSER: Yeah, I think the board is
8 looking for specifics.

9 MR. STONER: In order to do that, you
10 probably would have to do a walk through, right?

11 MS. MILLER: Yeah.

12 MR. STONER: Just to see what's been
13 taken care of?

14 MS. BAUMGARTNER: Well, I guess, my
15 question is, are you expecting the entire lot to be
16 cleared? I guess, that's our --

17 MAYOR LAYTON: That's what we need to
18 do is a walk through for her because we are
19 expecting the lot to be neat and organized.

20 MS. BAUMGARTNER: Right. But what I'm
21 saying is it says equipment. There is equipment
22 out there that's actually usable.

23 MAYOR LAYTON: That's what we are
24 saying needs --

25 MS. BAUMGARTNER: That equipment is

1 going to stay there.

2 MAYOR LAYTON: We need to do a walk
3 through and you need to say, yes, that's a piece of
4 equipment that we are still using or, no, that's a
5 piece of equipment we are not using. You have some
6 equipment out there that you are not using,
7 correct?

8 MS. BAUMGARTNER: Well, we have gotten
9 rid of quite a bit of it, so --

10 MAYOR LAYTON: Okay. Well, we need to
11 do a walk through and be specific. It's kind of
12 similar to what we do when we do the pretreatment
13 thing. Do a walk through and say, okay, we think
14 that this -- tell us why you are keeping this. If
15 it's not usable and you're not going to use it, why
16 don't we get rid of it?

17 MS. BAUMGARTNER: Okay.

18 MAYOR LAYTON: That's what we need to
19 do. So we need to schedule a walk through as soon
20 as we can.

21 DR. MOCKUS: May I ask a very
22 elementary question? Wouldn't it be faster, better
23 looking, don't know about cost though -- you
24 indicated that you have already spent tens of
25 thousands of dollars already on this -- if you just

1 put up a 6 foot fence that you can't see through.
2 Like, I don't mean to sound snarky at all. I'm
3 trying to figure out what the most -- like, if this
4 were my business, I would be looking for like the
5 most, you know, reasonable, fast, cost-efficient
6 mechanism. And when I look at your property, most
7 of what we're talking about is below a 6-foot
8 visual line, right? So that's why I'm asking that
9 question. Is that something that you have
10 discussed?

11 MS. MILLER: David, is that -- I know
12 when our former CDC was here, she said even though
13 someone may have like a privacy fence up, if you
14 can still see, like, junk, then we can still write
15 somebody up for that.

16 MR. MOSER: If you can still see it,
17 sure. If the fence can solve that problem -- I
18 guess, in answer to Valerie's question, it could be
19 a solution.

20 DR. MOCKUS: Yeah, I'm not looking to
21 create more issues for you. I just want to make
22 sure that we've given her all of the options that
23 she has as a business owner. We appreciate you
24 being a business in Hebron. I know that it's been
25 a long hard conversation. I know I have talked

1 about, you know, how I feel about that property as
2 I drive by and some of the refuse that's been out
3 there, and I'm delighted with the work you have
4 been doing. So I do appreciate that. I just
5 wanted to make sure that that was something that
6 you considered as another possibility. I'm not
7 married to any solution. Okay.

8 MR. MOSER: Angela, for the record, are
9 you willing to coordinate a walk through with
10 Ms. Miller and the zoning department staff?

11 MS. MILLER: This is completely
12 exterior. This would not be inside of your
13 building and this would be the lot.

14 MS. BAUMGARTNER: I guess, I probably
15 wouldn't have a problem with it, no.

16 MS. MILLER: Although, I mean, I can
17 see everything from where Brigette and I have taken
18 pictures before.

19 MAYOR LAYTON: Let's do a walk through.

20 MS. BAUMGARTNER: I guess I would
21 like to -- I guess to me, I'm okay with sitting
22 down with you and asking you what it is that you
23 need addressed, I guess.

24 MS. MILLER: Well, actually, I can just
25 print out every single picture we have ever taken.

1 We've got quite a few.

2 MAYOR LAYTON: She wants to be
3 specific.

4 MS. MILLER: She'll see specifics.

5 MAYOR LAYTON: She wants to be specific
6 with --

7 MS. MILLER: I know. I'm just saying.

8 MAYOR LAYTON: -- what we are concerned
9 with.

10 MS. MILLER: I'm just saying, I can
11 show her. I can show you and talk about it at the
12 same time.

13 MS. BAUMGARTNER: I guess, I just need
14 to understand. So we are allowed to have stuff on
15 the lot, as long as it's orderly is what you are
16 stating?

17 MAYOR LAYTON: Well, if it has a
18 function and it has a use. If it's neat and clean
19 and, of course, the pallet thing was probably part
20 of your infestation issue.

21 MS. BAUMGARTNER: I don't know. We
22 never saw an infestation, so, I mean, I don't
23 understand where that came from.

24 MAYOR LAYTON: Okay. Well, let's do
25 this then. Let her put a list together. You guys

1 get your head together and sit down and look at the
2 pictures and say, okay, we think this all ought to
3 go, and you will look and say, well -- we're still
4 using that. We still need a place to store it.
5 That's where it has to be stored and get that part
6 of it done. And six months from now if you're not
7 at that point, then we come back in and try to
8 figure out what we have to do to get this to work.

9 MS. BAUMGARTNER: I'm happy to do that.

10 MS. MILLER: David, can I ask a quick
11 question? So if -- I mean, it's kind of like a he
12 said, she said, kind of deal, like she might not
13 think something is junk when somebody might
14 complain and call us and say there is a ton of junk
15 out there. So how do we distinguish?

16 MR. MOSER: You have that meeting with
17 Angela.

18 MS. MILLER: Okay.

19 MR. MOSER: Walk through the list of
20 specifics that you would like to see cleaned up in
21 your discretion as the community development
22 coordinator. Run through that list and make sure
23 you are on the same understanding of what specific
24 items. I mean, literally a laundry list of items
25 that need to be removed within the six months,

1 document it, follow up, and that's what it is.
2 Anything outside of that is something different.
3 If the public has complaints, we will address them
4 when it comes to it, but for our purposes for
5 cleaning up this property, that's how we are going
6 to do it.

7 DR. MOCKUS: And one more thing, after
8 you two have had this discussion, if you agree it's
9 going to take more than six months, let us not
10 wait, right. Could you come back and make a
11 recommendation for an additional extension if you
12 need it, right. Like, if you're both, like, yes,
13 this is definitely going to take nine months, let's
14 just do that so that you know you've got the time
15 and you have come to an understanding and we can
16 support that through our work here.

17 MS. BAUMGARTNER: Yeah.

18 DR. MOCKUS: I move that we approve
19 what I just said. I'm just kidding. I think they
20 already have a motion on the floor.

21 MR. STONER: The mayor already made a
22 motion to extend six months and I need a second.

23 MR. MOSER: Subject to the community
24 development coordinator and the property owner
25 meeting and documenting a list of items that need

1 to be corrected.

2 DR. MOCKUS: And I will second,
3 happily.

4 MS. BAUMGARTNER: Thank you.

5 MR. STONER: Okay. So I have a motion
6 by Mr. Layton seconded by Dr. Mockus and I'll call
7 the roll.

8 Dr. Mockus?

9 DR. MOCKUS: Yes.

10 MR. STONER: Mr. McFarland?

11 MR. MCFARLAND: Yes.

12 MR. STONER: Mr. Jacobs?

13 MR. JACOBS: Yes.

14 MR. STONER: Mr. Layton?

15 MAYOR LAYTON: Yes.

16 MR. STONER: Mr. Stoner is a yes.

17 (MOTION APPROVED.)

18 MR. STONER: Thank you, Ms. Baumgartner
19 for your continued business in Hebron and your
20 extension has been granted.

21 Moving onto the next item is the
22 community development monthly report. Any
23 questions from anyone about the nice pictures that
24 you guys have shot?

25 MS. MILLER: That's actually Brigette's

1 doing. She's amazing.

2 MR. STONER: She's the photographer.

3 MS. MILLER: She's the photographer.

4 MR. STONER: It looks much better with
5 the bus removed.

6 MS. MILLER: For sure.

7 DR. MOCKUS: So this says it was
8 submitted the first of July, but I think this is
9 the first time I'm seeing this, is that true?

10 MS. MILLER: That's the way it's always
11 been. It's just submitted at the beginning of the
12 month every month.

13 DR. MOCKUS: But did you send this out
14 already?

15 MS. MILLER: Huh-uh, no.

16 DR. MOCKUS: Okay. All right.

17 MS. MILLER: In case there are changes,
18 I bring that to the meeting.

19 MR. STONER: (Inaudible).

20 MS. MILLER: That I talked at length
21 with Deb and she said (inaudible) we can't do
22 anything about it.

23 MR. MCFARLAND: Could we use the
24 microphones, please.

25 MR. STONER: Sorry. I was asking about

1 the question that had been asked at the last zoning
2 meeting about the resident that has a large garage
3 that they rebuilt.

4 MS. MILLER: And I spoke with our
5 administrator and we have agreed that it's the same
6 footprint, even though it's taller and not all in
7 one portion of that building so --

8 MAYOR LAYTON: There are like buildings
9 in the community as well.

10 MR. STONER: Okay.

11 DR. MOCKUS: Yeah. But you have to
12 come in and do an application for that.

13 MS. MILLER: He did.

14 MR. MCFARLAND: Where is this, quote,
15 large garage?

16 MS. MILLER: It's at the corner of I
17 believe Cumberland Street and a road -- Cumberland
18 and South High.

19 DR. MOCKUS: I think it's Don Ford Way.

20 MR. MCFARLAND: Okay.

21 MS. MILLER: So it's the big yellow
22 garage.

23 MR. MCFARLAND: Yeah, I know where it
24 is.

25 DR. MOCKUS: So it replaced the old

1 one? I thought it was on the back of the old one.

2 MS. MILLER: No. He basically kept one
3 portion as a shell and then rebuilt in that same
4 footprint.

5 MR. STONER: And the original plan that
6 he submitted showed that it was going to be that
7 tall?

8 MS. MILLER: Yeah, I believe so.

9 DR. MOCKUS: Oh?

10 MR. STONER: All right. Any other
11 questions about the monthly report?

12 MR. MCFARLAND: Well, I have some
13 questions about a few of the activities in town,
14 but perhaps I should wait until --

15 MR. STONER: (Inaudible) discussion.
16 Yeah, we'll wait for that.

17 MAYOR LAYTON: Let's get through the
18 customer comments and get an opportunity to get out
19 of here and see the home run derby.

20 MR. STONER: All right. Next, we have
21 the zoning attorney report.

22 MR. MOSER: Good evening, everybody.
23 It's good to see you all. I'm here with a couple
24 of updates tonight. First and foremost, I
25 appreciate your patience with me as I know there

1 are a lot of things going on and a lot of projects
2 that you have me working on and are looking for
3 updates on. And even if you're not truly patient,
4 I appreciate you pretending to be patient.

5 So, no, honestly, I do have positive
6 developments for you tonight. It may not be as
7 quick as, I guess, in an ideal scenario we would
8 have hoped for, but progress is being made. So
9 that's what I'm here to update you on.

10 Regarding the prosecution cases -- it's
11 part of Bonnie's report -- that are going to be
12 issued in Municipal Court. I know I probably sound
13 like the same thing I said in my email previous to
14 the last one, which -- I know this is in and out.
15 I'm just going to project -- which I know was kind
16 of a lower attended meeting and I was not here as
17 well, but I have not sent out my prosecution
18 letters to these properties yet. They are going
19 out, mark my words, this week, certified mail and
20 regular mail and I promise you that I will not say
21 that for a third time at the next meeting.

22 Progress that has been happening along
23 with that is I have been approaching these cases
24 wanting to be able to act fast and efficiently
25 because these are such long standing property

1 issues, right, in some cases, a number of years,
2 when Linda was still in office. So I want to be
3 able to quickly move and file in municipal court in
4 Newark without having property notices languishing
5 and having residents think that we're just
6 bluffing, if that makes sense.

7 Municipal court is on notice. They've
8 had a lot of questions because, as with anything to
9 do and with anything in the court especially when
10 they are changing things up in terms of we're not
11 sending things from a mayor's court any more. We
12 no longer have our mayor's court. They will not be
13 being prosecuted by the normal prosecutor for the
14 City of Newark which is Tricia Moore's office.
15 They have questions about how the mechanics are
16 going to work. I'm trying to avoid having to pay a
17 fee on each filing because I think they are getting
18 confused on civil cases. These will be criminal
19 misdemeanors.

20 So happily we've worked through those
21 logistics with the court, are ready to finalize
22 details as to what they need from us and it's plug
23 and go with my letters, and I expect a very, very
24 quick turnaround time. So those are going out by
25 close of business on Friday, our letters. I have

1 said this before (inaudible) I'm hopeful and
2 optimistic but those letters in and of themselves
3 will spur some action and I'm going to keep in
4 close touch with Bonnie.

5 We're already keeping in close touch
6 about the property updates that we are working on
7 and the evolution of the same. Some are more
8 complicated than others, others that have been just
9 been languishing for a while as you all know being
10 community members here. There is one that I'm
11 looking at filing in common pleas court under a
12 nuisance abatement process.

13 Bonnie, I think you know the one I'm
14 talking about. Off the top of my head -- I don't
15 have the address right in front of me in my notes.
16 That's going to be a little bit of a lengthy of a
17 process. So I'm prioritizing municipal court cases
18 first versus that on top of the code updates, which
19 is part two of my update as well. Any questions
20 before I move onto that portion of my report?

21 MAYOR LAYTON: Is the health issue the
22 one on Main Street?

23 MR. MOSER: The health issue?

24 MAYOR LAYTON: You said there was a
25 health and safety issue or something.

1 MR. MOSER: Nuisance abatement, no,
2 it's the common pleas court.

3 Bonnie, we can talk about it. We had
4 talked about filing a civil nuisance abatement
5 about potential property demo. Do you remember
6 what location that was?

7 MS. MILLER: The only --

8 MR. MOSER: I'm sorry to put you on the
9 spot.

10 MS. MILLER: I don't -- it could have
11 been one of the sets of apartments or it could have
12 been the 103 East First that we just spoke about a
13 little bit earlier.

14 MR. MOSER: Is it still pending or is
15 it --

16 MS. MILLER: The demolition?

17 MR. MOSER: Yeah.

18 MS. MILLER: No, there's no -- no,
19 there are no pending demolitions.

20 MR. MOSER: No, I mean -- okay. We'll
21 talk after.

22 MS. MILLER: We did have a demolition
23 that finally went through on South High.

24 MR. MOSER: Okay.

25 MS. MILLER: So that was closed.

1 MAYOR LAYTON: This one still needs
2 demolished, right?

3 MS. MILLER: The 103 East First is,
4 yes.

5 MAYOR LAYTON: It still needs done.

6 MR. MOSER: Okay.

7 MS. MILLER: There is just nothing
8 pending for that.

9 MR. MOSER: No, I understand. Sorry.
10 Yeah, that's the only one. Any other questions?
11 Okay.

12 On code updates, I sent today -- I
13 don't have a copy in front of me. Oh, that's it
14 right here. I started with farm animals because
15 that was the longest on my agenda that's been
16 pending. You have in front of you -- I considered
17 this part of my report, kind of that work session
18 that I had talked about, and I realize you are
19 looking at this for the first time, so if you would
20 rather have time to read over them diligently and
21 send me your notes and thoughts and corrections in
22 the interim between meetings, I'll have them
23 finalized and we can have more of a thorough
24 discussion, but while you are kind of reading
25 through them, at first glance tonight, I'll give

1 kind of a general high level overview of what I
2 did.

3 This was, believe it or not, I would
4 not imagine that for our community I would look to
5 the city of Cleveland for a good example, but
6 actually this is from the city of Cleveland, Ohio.
7 I did a lot of comparative research. We had talked
8 about Pataskala, I looked at Heath, a lot of your
9 obviously near neighbors, but I liked the way that
10 Cleveland did it quite frankly, the best in terms
11 of tailoring it to our needs.

12 As you will see, they regulate keeping
13 of farm animals, the way the code is organized, the
14 section, it's organized by animal which actually
15 kind of makes sense to do it. So you will see that
16 kind of the smaller animals are addressed first
17 with chickens, ducks, rabbits and similar animals,
18 which is one of those great lawyer terms. It's
19 actually defined within the section. And then
20 page two addresses, I guess, what I would call
21 larger animals in terms of goats, pigs, sheep, and
22 similar animals and then kind of the remaining kind
23 of considerations that you will run across with
24 farm animals.

25 I incorporated a vacant lot allowance.

1 So this would be a situation where a property owner
2 perhaps lives on their lot but they own a vacant
3 lot. I know that's the only way that -- I think
4 it's Pataskala, farm animals are able to be kept.
5 I allowed that to happen. We addressed the
6 nuisance violations.

7 I will be honest, I do have a lot of
8 experience just in terms of the local governments
9 I've worked with, hearing about complaints about
10 these farm animals and how can we regulate it.
11 Just like we can regulate any other nuisance with
12 smell, odors, noises. I think you will see that
13 roosters are specifically prohibited early on in
14 the new section.

15 So in any event, I don't know if we had
16 wanted to -- just maybe as an animal lover a little
17 concerned. I've never had farmed but I included
18 slaughtering in there as an option but it's
19 strictly regulated. I don't know if you got to
20 that part yet, that's on page three. Noise is
21 certainly addressed as well and there is an
22 application and permit process that I just
23 structured to run through Bonnie's office
24 particularly requiring them to set forth plans,
25 details if they're going to erect or construct a

1 coop or enclosure to help monitor and keep these
2 farm animals. So I welcome your thoughts if this
3 is something that you think fits well with your
4 community or if you have some, like, kind of red
5 flags and you don't think this is good or a big
6 change, I'm happy to hear them. Whether you want
7 to let Bonnie know or give me a call before our
8 next meeting or I'll have more updates, including
9 Airbnb which we need to do.

10 MAYOR LAYTON: I think we need some
11 time to --

12 MR. MOSER: Sure.

13 MAYOR LAYTON: -- digest that.

14 DR. MOCKUS: I'd like to give a little
15 feedback if that's okay.

16 MR. MOSER: Please, yeah.

17 DR. MOCKUS: So residential districts,
18 they have to have a 24,000 square foot area on
19 their parcel for them to be able to have any of
20 these animals but in non-residential district, it's
21 a smaller footprint.

22 MR. MOSER: Right.

23 DR. MOCKUS: Because a business is
24 going to have a pig? I'm trying to understand --
25 or is this -- or should we call it agricultural?

1 Is that what we really mean, is agricultural?

2 MR. MOSER: Probably what we really
3 mean under -- are you talking about --

4 DR. MOCKUS: Page two, D2
5 non-residential districts, they have a smaller
6 footprint requirement.

7 MR. MOSER: Right.

8 DR. MOCKUS: And I'm just wondering why
9 that's smaller?

10 MR. MOSER: When it really should be --

11 DR. MOCKUS: Well, I'm just wondering,
12 if it's truly just, agricultural, let's just say,
13 agricultural.

14 MR. MOSER: Yeah. No, I think that's
15 more -- that's why I considered this a good work
16 session because the actual technical parameters and
17 the lot size and the feet space area I borrowed
18 strictly from Cleveland, which may very well not
19 match up with us. And don't get me wrong, I
20 actually took a lot of stuff out and reconfigured
21 and put in adequate language and changed their
22 whole review and approval process, but, yeah,
23 that's a good thing that I would want you to keep a
24 eye on. We can change that to suit your desire.
25 There was no specific justification or

1 recommendation for me in how that's worded.

2 DR. MOCKUS: Okay. And then the other
3 thing I would say about slaughtering, I don't know
4 if this is overstepping, however, I do actually
5 have a cousin who lives in Etna and her neighbor
6 slaughters their chickens on their front porch. It
7 is -- I mean, technically the way it's written,
8 they are allowed to. However, is there any
9 reasonable space that we could specify that it
10 either happen at least in a backyard or perhaps not
11 where everybody can see it?

12 MR. MOSER: Absolutely.

13 DR. MOCKUS: Okay. That would be
14 lovely.

15 MR. MOSER: Yes. Definitely not on the
16 front porch.

17 DR. MOCKUS: And one other thought,
18 this is overstepping, I'm sure, but I'm going to
19 say it anyway. It would be really great if the
20 coop could be closer to the person who owns them
21 instead of their neighbor. Now, somebody said,
22 well, you couldn't specify the number of feet,
23 which is what I think we are trying to do here, but
24 honestly, if somebody should smell it, it should be
25 the owner.

1 MR. MOSER: Yep.

2 DR. MOCKUS: Not their neighbor, and
3 just because you have a big lot I don't think means
4 that your neighbor has to be right up against it if
5 they have a small lot. I don't know if there is
6 room for that but that's how Valerie sees it.

7 MR. MOSER: No, there is definitely --

8 DR. MOCKUS: One vote of many.

9 MR. MOSER: And I did bring this up
10 actually, as a, kind of, personal note when I
11 visited my friends in Medina a couple of weeks ago
12 and they have a chicken coop that just was erected
13 next door and they were not loving it. And it
14 actually is right on the edge in the corner.

15 DR. MOCKUS: Closer to their property.

16 MR. MOSER: Closer to them, yeah, just
17 what you said. That's what it reminded me of.

18 MR. MCFARLAND: I have just a quick
19 question. I browsed through this very quickly
20 while we were chatting here and I see there is a
21 permitting process.

22 MS. MILLER: Yes.

23 MR. MCFARLAND: That you have to get a
24 permit and so forth. Should permits only be issued
25 to the property owner? My reason to ask that is if

1 the property owner is renting out a house and the
2 property renter decides they want to have chickens,
3 whatever, in the backyard and the owner isn't aware
4 of that --

5 MR. MOSER: Yeah.

6 MR. MCFARLAND: And in addition to
7 that, if they are doing it on the owner property, I
8 know I go back to the water issue, where we only
9 issue water permits, I believe, to property owners,
10 not tenants. So is that something worth thinking
11 about?

12 MR. MOSER: Oh, absolutely. I think
13 that's a good idea. I wrote that down and not that
14 it's really our purview but the situation is
15 described it could run afoul of lease issues
16 between a landlord and a tenant, so, yeah, that's a
17 great idea.

18 MR. MCFARLAND: You could almost say
19 well, you know if the owner doesn't want it there,
20 they should stipulate that in the rental agreement.

21 MR. MOSER: Yeah. You can always think
22 about that, they don't always capture every
23 contingency. I will say on the permit process, the
24 example that I found only required a permit if they
25 were actually building something like a coop or

1 enclosure or a fence. I just made it all
2 encompassing. I didn't have any strong feelings
3 about that I just thought it was a good thing to
4 regulate since we are just talking about allowing
5 these in general for the first time officially I
6 should say, but if you have different thoughts, I'm
7 all ears.

8 DR. MOCKUS: I'm sorry --

9 MR. MCFARLAND: I'm worried about the
10 right of two groups. One is the right of people to
11 do it if they want to.

12 MR. MOSER: Sure.

13 MR. MCFARLAND: And the right of their
14 neighbors to not be impacted by them.

15 MR. MOSER: That's the consideration,
16 right.

17 MR. MCFARLAND: That's my two concerns.

18 DR. MOCKUS: I'm sorry, the permit is
19 for structures or for the animal?

20 MS. MILLER: No. Any proposed keeping
21 or harboring of animals, regardless of if they are
22 going to construct a structure is what the permit
23 process currently says, currently requires. I just
24 noticed in drafting this and looking at research
25 and examples. Not every permit process requires

1 that. If you're not building a coop, if you're not
2 building a fence or structure -- which kind of begs
3 the question, that's required, so how are you
4 getting around that? But I was just -- they were
5 limiting it to if they were building something on
6 site.

7 DR. MOCKUS: Well, I can tell you how,
8 pigs, people literally have -- treat their pigs
9 like a dog, right, so I mean, they literally are
10 residential. So there wouldn't be necessarily a
11 structure accompanying that. So I think it's good
12 that this is the harboring not necessarily
13 construction of supporting items.

14 MR. MOSER: Okay. Good.

15 MR. STONER: Obviously, we need some
16 more time to digest this, but we can give you some
17 feedback, David.

18 MR. MOSER: Of course, yes, plenty of
19 time.

20 MR. STONER: I did want to mention
21 though that we did say originally no roosters,
22 period.

23 MR. MOSER: Yeah.

24 MR. STONER: So my vote would be to
25 strike roosters altogether. I don't care if they

1 are 100 feet away or 1,000 feet away. They are a
2 nuisance because they are loud.

3 MS. MILLER: You have that on there,
4 don't you?

5 MR. MOSER: There is an exception
6 there.

7 MR. STONER: It is in there. It says,
8 no roosters except if they have an acre of property
9 and then it would have to be 100 feet from all
10 property lines. Well, I can hear a rooster from
11 100 feet.

12 MR. MOSER: I agree, yeah. We'll get
13 rid of that. Do we agree geese or turkeys are in
14 the same category?

15 DR. MOCKUS: The hunter says yes. I'm
16 going to go with what he says.

17 MR. MOSER: Just as bad.

18 MR. STONER: Yeah.

19 MR. MOSER: Okay. Strict prohibition,
20 got it.

21 MR. STONER: Yeah, no roosters, geese
22 or turkeys.

23 MR. MOSER: No, I appreciate that.

24 UNIDENTIFIED MALE: What about my
25 rooster that is my companion animal?

1 MR. STONER: There you go.

2 DR. MOCKUS: And your llama, they are
3 prohibited, too.

4 UNIDENTIFIED MALE: He opened a can of
5 worms with the companion animals. Just as a --

6 UNIDENTIFIED MALE: I have a question,
7 you're structure that your going to house these
8 animals in, it's not allowed to be attached to your
9 house, is it?

10 MR. MOSER: No, I think it has explicit
11 setback requirements including locations. It can't
12 be in the front yard. It can only be in the side
13 yard or a rear setback and I think it talks about
14 the actual size and location of those accessory
15 structures, and if I need to clarify that it's not
16 connected, I will.

17 UNIDENTIFIED MALE: And you said -- did
18 you say 24,000 square feet?

19 DR. MOCKUS: Did I misread that?

20 MR. MOSER: No, that's right. Yeah,
21 some of it might not jazz up or jive up with our
22 actual lot sizes and that's kind of the fine tuning
23 that I --

24 MS. MILLER: I'm just wondering, David,
25 about where it says on the first page, setbacks.

1 MR. MOSER: Yep.

2 MS. MILLER: The side yard, a lot of
3 Hebron lots they are very small.

4 MR. MOSER: Uh-huh.

5 MS. MILLER: I'm just wondering about.

6 MAYOR LAYTON: If it can't meet the
7 setback, they don't have the animal, right?

8 MR. MOSER: Correct. I mean, if you're
9 that -- if you think for Hebron specifically we
10 should just eliminate any side setback possibility,
11 keep them in the rear setback only, we can do that.
12 I'll put that as something to think about as a
13 maybe. And that's all I have.

14 MR. STONER: Thank you, David.

15 MS. MILLER: Thank you.

16 MR. STONER: Next, we will move on to
17 item 7, which is the planning and zoning board
18 member discussion and comments. Are there any
19 board members that wanted to discuss anything at
20 this time can discuss anything.

21 Mr. McFarland, the floor is yours.

22 MR. MCFARLAND: Thank you. A couple of
23 questions for Bonnie. Hopefully they are easy.
24 The Brenneman project that's going on east of town.

25 MS. MILLER: Yes.

1 MR. MCFARLAND: Where are we with that?
2 Can you share that?

3 MS. MILLER: We are -- well, he has two
4 different projects. Yet, they are kind of one in
5 the same. He has --

6 MR. MCFARLAND: The one on 40 and the
7 houses?

8 MS. MILLER: Yes.

9 MR. MCFARLAND: Okay.

10 MS. MILLER: So you know he is going to
11 have three commercial store fronts in the front,
12 his new business to the side of that by the
13 cemetery, and then the residential in the back. We
14 are in the final stages I believe for Buckeye
15 Valley. I'd have to go back and look. The
16 projects all start to run together. I don't have
17 my notes with me. But it's moving along to where
18 it supposed to be. You know, just the zoning code
19 says we have to do some things within 30 and 45
20 days. But yeah, it's moving along. I can get -- I
21 can send you an email with all of that information.
22 I can let you look at the notes I have.

23 MAYOR LAYTON: They basically had the
24 preliminary site meeting and gave him suggestions
25 on some other things, some things that needed to be

1 changed. So we are following the process out of
2 the Revised Code.

3 MR. MCFARLAND: Okay. I'm just
4 concerned and maybe it's an unfounded concern, but
5 I'm concerned that it's taking to get approvals and
6 so forth apparently a very long time.

7 MS. MILLER: Well --

8 MR. MCFARLAND: And I think one of the
9 things that we have to do as a village -- and I
10 used to say this when I was involved in other
11 things here -- is that I think government has to
12 run at the speed of business. When business begins
13 investing and putting money into things and so
14 forth, we can't have the bureaucracy of
15 government -- and I'm not saying it is, but I
16 always have said that we have to run at the speed
17 of business. If we want people to come here and
18 build the things that we want them to build to meet
19 the needs of our community, we have to be able to
20 work with them. That doesn't mean that we stand
21 back and demolish our rules and regulations. I
22 don't mean that at all. But I do mean we have to
23 run forward and run as quickly as the business
24 because they do invest a lot of money.

25 Another question, and thank you.

1 MS. MILLER: Can I just say?

2 MR. STONER: Let her respond and then I
3 have something I want to say.

4 DR. MOCKUS: I would like Stephen to
5 respond to that. He's our engineer. He's very,
6 very up-to-date on everything that is going on. I
7 know there is going to be a traffic study that
8 needs to be done and he can speak to that.

9 MR. MCFARLAND: Are you there
10 Mr. Kopechek?

11 MR. KOPECHEK: I am. I think this is a
12 valid point of discussion. Can you all hear me
13 clearly?

14 MR. MCFARLAND: Yes.

15 MR. KOPECHEK: Can you hear me okay?

16 MR. MOSER: Yes, can you hear us?

17 MR. KOPECHEK: So yeah, the --

18 MR. MCFARLAND: Can you hear me now?

19 MR. KOPECHEK: Specifically, with this
20 site currently we are in the process of that final
21 site plan approval, but they are completing a
22 traffic study and that's really the item that's
23 driving the timeline. But we did not -- I will say
24 we are making as many attempts as we can to keep
25 development moving forward as closely to the

1 developers time lines as we feel comfortable with.

2 That's why we moved forward with the
3 Canal Crossing approval today with a few
4 conditions. But at the same time with the
5 magnitude of development that Licking County is
6 experiencing, we do not want to piecemeal these
7 projects together without appropriately planning
8 for the future that is nearly here.

9 And so with those sites, the
10 subdivision and the commercial sites, we felt that
11 it was very important to ensure that the traffic
12 design was conducive to the anticipated increases
13 in traffic along US 40.

14 MR. STONER: So Stephen --

15 MR. MCFARLAND: Did they -- I'm sorry
16 sir, go ahead. I was just going to ask, did
17 they -- do you have an idea of when the traffic
18 study is going to happen? And my second
19 question -- follow-up question is, why weren't
20 traffic studies done on some of the other
21 businesses that went in like Burger King and the
22 car wash?

23 MR. KOPECHEK: So, the first question,
24 the timeline, is it's a little tricky because with
25 them being in the influence of the school, they

1 can't get official traffic counts until the school
2 is in session but they are moving forward with a
3 preliminary phase of the study that will help them
4 understand what kind of signalization requirements
5 will be necessary at the intersection. So we are
6 anticipating a preliminary signalization warrant at
7 the end of July and then probably at the end of
8 August would be when they -- they will have
9 obtained traffic counts with the influence of the
10 school and then compiled the traffic study to that.

11 MAYOR LAYTON: Stephen, is the
12 traffic --

13 MR. KOPECHEK: On the second
14 question --

15 MR. MCFARLAND: Stephen, can I hold you
16 right there just a moment?

17 MR. KOPECHEK: Yes.

18 MR. MCFARLAND: Back to the traffic
19 study. Did they submit an initial traffic study at
20 the beginning of the project?

21 MAYOR LAYTON: They have a traffic
22 study but it's a couple of three years old and did
23 not meet ODOT standards. The traffic study, and
24 correct me if I'm wrong here, Stephen, I may be way
25 out of line, but a traffic study is because they

1 have that intersection access to 40. That's the
2 reason for the traffic study, right?

3 MR. KOPECHEK: Well, there's that and
4 the magnitude of trips generated with adding 70
5 homes. Originally, I think it was in 2017, the
6 traffic study was performed with just -- I think it
7 was an auto store, auto parts store -- and so at
8 the time there was only one commercial residence --
9 or commercial property. But now, there is going to
10 be quite a bit more traffic generated by the
11 development and we are, you know, seeing other
12 significant development in the village. So it's
13 really driving us as, you know, village staff, who
14 are trying to anticipate future impacts right now,
15 we really felt like it was critical to ensure that
16 the traffic data was current.

17 MR. MCFARLAND: How old can a traffic
18 study be before it becomes unusable?

19 MR. KOPECHEK: I do not know the ODOT
20 guidelines but I know that if conditions change --
21 it has to reflect current conditions. So I think
22 there is some judgment there. I'm sure there is a
23 specific timeline but I don't know what that is,
24 but no matter what, you're traffic study does need
25 to reflect accurate conditions.

1 MR. MCFARLAND: Who is doing the
2 traffic study and typically what does one of those
3 cost?

4 MR. KOPECHEK: So Smart Services is
5 performing the study for Mr. Brenneman. But I know
6 the cost varies quite a bit depending on how many
7 intersections you have to review. I'm trying to
8 recall if I saw a cost of this recently. My -- I
9 believe that the traffic study of a similar
10 magnitude to what he's been required to do for
11 those developments is, I believe, it's generally
12 around \$10,000, but don't quote me on that because
13 I have not seen numbers on that in a little bit.

14 MR. MCFARLAND: All right. Thank you.

15 MR. KOPECHEK: It varies just depending
16 on whether you have available traffic count data
17 because ODOT has a lot of available data online but
18 if you're working from scratch, it's obviously
19 quiet a bit more effort.

20 MR. MCFARLAND: Thank you.

21 MR. STONER: So the study itself, it's
22 not just about counting cars? Because I would
23 think that you could use the same counts that you
24 used five years ago because they are going to be
25 able to project the 70 new homes are going to have

1 a lot more people and that's going to be part of
2 the study. Is it an architectural thing? Is it a
3 road planning thing that's holding it up with the
4 study? It can't just be counting cars because to
5 me, you can use the same numbers.

6 MR. KOPECHEK: So it is -- it's
7 counting the cars, where they are going to be and
8 how they are going to be moving. So now all of a
9 sudden you have quite a bit more cars coming out of
10 the intersection. US 40 may not have changed that
11 much, but you're definitely going to have a lot of
12 cars, you know, potentially turning left towards
13 the school in the morning. And you got a lot of
14 cars probably turning in during shopping times if
15 there's restaurants or whatever may be in there.
16 And so it's really a pretty fluent -- fluid study
17 and the goal of it is so that you can design
18 appropriate turn lanes, turn lane lengths so that
19 you don't have cars backing up into the area the
20 cars are supposed to be driving through, and then
21 is signalization as well, making sure that the
22 signal is set up appropriately to keep traffic
23 moving safely.

24 MR. STONER: Okay. Thank you.

25 MR. MCFARLAND: Stephen, one last

1 question, please. From the viewpoint of V3, and
2 trying to comply --

3 MR. KOPECHEK: I'm sorry. Can you
4 repeat that?

5 MR. MCFARLAND: Sure. From your
6 viewpoint and in trying to comply with all of the,
7 you know, the requirements of a development, which
8 we know there are many, can you give us any kind of
9 an idea as to when Hebron might be able to say to
10 the development or the person developing the
11 property, okay, you're good to go?

12 MR. KOPECHEK: As it pertains to a
13 traffic study or --

14 MR. MCFARLAND: No. As it pertains to
15 the project.

16 MR. KOPECHEK: Are you talking about a
17 final good to go on construction or good to go on
18 detailed design or what --

19 MR. MCFARLAND: Yeah.

20 MR. STONER: Good to go so he can start
21 building.

22 MR. MCFARLAND: This has been -- this
23 project has been in front of us off and on,
24 somebody correct me, for probably what, two years?
25 And that's a huge investment by the developer over

1 the years. And I think it would be nice if we can
2 give them some kind of idea as to, you know, okay,
3 you're good to go. There's what, final approval
4 and other things and legislation and so forth? Do
5 you think we're going to be able to give a green
6 light for the project, for lack of a better term,
7 within the next six months?

8 MR. KOPECHEK: I --

9 MR. MCFARLAND: Assuming that they
10 comply --

11 MR. KOPECHEK: -- once we finalize the
12 traffic study, I think we'll be good pretty quickly
13 after that. His engineers have been doing a good
14 job of working with us on our comments. There
15 are -- I will say there are ongoing utility
16 concerns as well with the fact that there is a
17 water tower and sanitary lift station behind the
18 site. So there's other aspects that are still
19 being worked through, but, I feel like we're
20 already to a pretty good place where once we --
21 once we have the traffic data and can ensure that
22 the intersections are designed appropriately, I
23 think it will be pretty quick.

24 MR. MCFARLAND: Thank you.

25 MR. STONER: Do you have other items?

1 MR. MCFARLAND: I do. At one of the
2 meetings, perhaps at the last meeting, there are a
3 couple of trailers on the other end of town that we
4 had some residents here who were concerned about
5 the high grass and stuff. The last time I went by,
6 it looked like it had been mowed. Have they?

7 MS. MILLER: We were having them mowed
8 but the --

9 MR. MCFARLAND: Oh, we're having it
10 mowed?

11 MS. MILLER: We were.

12 MR. MCFARLAND: The village is?

13 MS. MILLER: Uh-huh.

14 MR. MCFARLAND: Okay.

15 MS. MILLER: The property owner called
16 in. They were very upset because they received a
17 very -- it was a pretty hefty invoice, so were back
18 to not mowing it again so it might start getting
19 high.

20 MAYOR LAYTON: Is that Ours?

21 MS. MILLER: Yes.

22 MAYOR LAYTON: I had a discussion with
23 him, you know, those trailers don't belong to him?

24 MS. MILLER: Correct. He owns the
25 property.

1 MAYOR LAYTON: He owns the property.
2 That's all he owns.

3 MS. MILLER: Right.

4 MAYOR LAYTON: We're still -- are we
5 still in the process of trying to get those
6 trailers moved out?

7 MS. MILLER: It's a slippery slope.
8 David and I will have, I don't know what we will
9 have to come -- we will have to have a discussion.
10 We will have to have a meeting. Probably in
11 person, maybe not. I don't know. Linda had tried
12 for years to get those out of there.

13 MR. MOSER: Okay.

14 MS. MILLER: And she at one point had
15 said that when somebody would sell that trailer to
16 somebody else that is your opportunity to have it
17 moved out of there. However, we didn't know when
18 that happened.

19 MR. MOSER: Right.

20 MS. MILLER: You know what I mean?

21 MR. MCFARLAND: Mr. Moser, could you
22 perhaps enlighten us a little bit as to what our
23 tools are to be able to address that situation?
24 You know, hearing things like, well, you know, they
25 complained so we quit, now it's going to get high

1 again, and then we may have to mow it again, and
2 they're going to be unhappy again. That just
3 sounds like a never-ending process there. Do we
4 have the tools as a village and as a zoning
5 organization to be able to resolve those kinds of
6 issues?

7 MR. MOSER: Yeah, so the grass is the
8 easier question, the grass and the weeds. We can
9 mow and if they have a nuisance we have very
10 particular weed and grass regulations as opposed to
11 sending them an invoice in the future if that's
12 obviously a concern of theirs, which I understand.
13 We can assess it on the tax duplicate of their
14 property, which still costs them, and they are not
15 going to be happy about that either but rules are
16 rules and we have to maintain our properties. The
17 trailers are an issue that I'm aware of, but I
18 know -- I'm aware of in a vague sense of the term
19 that it has been being on forever and so the
20 property owner does not or does own the trailers.

21 MS. MILLER: No. The property owner,
22 Ours, he owns -- it's a big huge -- it's like --
23 it's like three or four lots, but it's one huge lot
24 on East Main.

25 MR. MOSER: Sure.

1 MS. MILLER: And there are two trailers
2 that belong to someone else and they sit there and
3 whoever owns them, they pay rent to Ours.

4 MAYOR LAYTON: I think they are both
5 occupied now. But at one time, one of them was
6 almost being used as a warehouse.

7 MS. MILLER: One is empty. Well, no
8 one is living there. There is junk inside.

9 MR. MOSER: Okay.

10 MS. MILLER: I still don't know how to
11 get it out of there.

12 MR. MOSER: I think there is probably
13 at least an idea of a resolution in the zoning code
14 that we might approach in terms of a nasty notice
15 with respect to -- I can't remember if a trailer is
16 a recreational vehicle or not off of the top of my
17 head. I think there is -- I'm pretty confident
18 that there is a regulation of address -- either you
19 can't have them on this particular type of property
20 or you can have them but it has to be regulated and
21 so on. If it's occupied, it's a little bit
22 different than if it's not occupied. That makes it
23 a little bit easier. So I will get with Bonnie on
24 that and talk about the trailer issue.

25 MR. MCFARLAND: Yeah, and may I -- may

1 I ask that you do a little research on that and
2 find out, you know, what action we can take. Like
3 if those weren't there, I recently noticed that
4 someone built a house across from the house I
5 think -- or no, it was a street over, on a corner,
6 down there, the name of the street -- it's a brand
7 new house.

8 DR. MOCKUS: Oh, yes, yeah.

9 MR. MCFARLAND: And they moved it
10 there. It's kind of the other end of that block.
11 Okay. And I have a feeling that that lot, as
12 Bonnie said, it's a pretty good sized lot. If
13 those weren't there, we might improve the housing
14 stock in Hebron, and someone would come in there
15 and want to use that lot to build a house.

16 MR. MOSER: Sure.

17 MR. MCFARLAND: So maybe we need to
18 approach the landowner or something.

19 MR. MOSER: Sure.

20 MR. MCFARLAND: I have no interest in
21 running somebody out of their house. Everybody
22 lives in what they can afford. So I'm not
23 interested in doing that. But if there is an
24 opportunity to improve that situation, I certainly
25 would like to do it. And if you can give us some

1 tools.

2 MR. MOSER: Will do.

3 MR. MCFARLAND: Maybe we can act on
4 that.

5 MR. MOSER: I think we can.

6 MR. MCFARLAND: Thank you, sir.

7 MR. MOSER: Thank you.

8 MS. MILLER: Thank you, David.

9 MAYOR LAYTON: Why don't we give these
10 guys or the other people in the room an opportunity
11 if they want to speak so they can get out of here.

12 MR. STONER: That's fine. Does anybody
13 else want to come up and speak on any topics that
14 have or haven't been covered tonight? Good to go?

15 MS. BAUMGARTNER: I don't want to make
16 things worse for myself, but, Angela Baumgartner.
17 My question is about vacant properties, why there
18 is a fee for having a vacant property and if
19 someone can enlighten me as to what that is for as
20 long as the property is being maintained properly
21 to all ordinances.

22 MS. MILLER: David.

23 MR. MOSER: Sure, so it's not uncommon
24 for communities including ours, having a vacant
25 building registry, I think that's what you're

1 referring to.

2 MS. BAUMGARTNER: Uh-huh.

3 MR. MOSER: So we have a registration
4 process and monitoring process to make sure that
5 buildings don't get blighted, essentially. So that
6 they're just not left and/or vacated and/or turned
7 decrepit. I'm not saying that that happens but
8 that mechanism, the registry enforcement mechanism,
9 the monitoring of it, and the fees, and they are
10 expensive, are a way to prevent that from
11 happening.

12 MAYOR LAYTON: It's a building
13 registry, not a property registry, a building.

14 MR. MOSER: Correct. I'm talking about
15 vacant building registration and I'm sorry if
16 that's something different.

17 MS. BAUMGARTNER: Vacant housing is
18 what you're addressing.

19 MR. MOSER: Correct.

20 MS. BAUMGARTNER: That's what I'm
21 asking.

22 MR. MOSER: Okay.

23 MAYOR LAYTON: The idea is that you --
24 if you don't have some kind of control on the house
25 it falls apart and becomes a hazard.

1 MS. BAUMGARTNER: I'm just asking.
2 We're renovating houses, we're paying a fee to
3 renovate those houses. I'm just asking and trying
4 to understand why.

5 MAYOR LAYTON: Is there a provision for
6 it to be -- during construction -- like with her
7 renovating a house, that's not a vacant house.

8 MR. MOSER: No, it wouldn't really be a
9 vacant house.

10 MAYOR LAYTON: It didn't fit into the
11 program.

12 MR. MOSER: Right.

13 MS. BAUMGARTNER: So on my application
14 they just have to say that were renovating the
15 house?

16 MAYOR LAYTON: Yes.

17 MR. MOSER: Yeah.

18 MS. MILLER: And if I may, their house,
19 they have a house on Maple that looks fully
20 renovated to me and it's been looking fully
21 renovated since I started here two years ago.

22 MS. BAUMGARTNER: It's not renovated on
23 the inside. It's renovated on the outside.

24 MS. MILLER: I don't know if that
25 works. David, do you -- how do I know if they are

1 renovating on the inside? I mean, anybody could
2 tell me anything.

3 MS. BAUMGARTNER: In other words, we
4 work on it in our spare time and obviously we don't
5 have a lot because we are spending it elsewhere.

6 MR. MOSER: Okay. Okay. So do you
7 have any type of permitting through the zoning
8 department or is that what you're asking about?

9 MS. BAUMGARTNER: That's what I'm
10 asking.

11 MR. MOSER: Okay.

12 MS. BAUMGARTNER: If there is any kind
13 of exception to that rule is what I'm asking.

14 MS. MILLER: No. So any sort of change
15 in use or construction, you know, to be outside of
16 your premise, we'll start there, we require a
17 permit through Bonnie's department. Anything on
18 the inside, I think, like, renovating your kitchen
19 aside from building code requirements, you might
20 want to talk to the county but --

21 DR. MOCKUS: I think we are talking
22 about different things.

23 MR. MOSER: Yeah, I'm so sorry.

24 DR. MOCKUS: She's talking about -- I'm
25 in the middle -- I'll be the person. So I bought a

1 house on Eighth. While I was renovating that
2 house, did I have to register for the vacant
3 building or home registry and pay for that during
4 that time? What I just heard was during
5 renovation, no. However, what if my renovation
6 takes five years? That's where we are.

7 MR. MOSER: Okay. Gotcha. We can work
8 with you on that if you're renovation is taking
9 five years. I want to look at the building code
10 and vacant building registry. I can tell you
11 that's not the intent of what the vacant building
12 registry is for.

13 MS. BAUMGARTNER: That's what I was
14 asking.

15 MR. MOSER: Absolutely not. I get it
16 now. I'm sorry. I was confused.

17 MAYOR LAYTON: That house on High
18 Street that was empty forever and they finally tore
19 it down.

20 MR. MOSER: Yeah.

21 MAYOR LAYTON: It had been five or six
22 years and it was an absolute --

23 MS. BAUMGARTNER: I don't think either
24 one of our vacant houses are an issue.

25 MR. MOSER: The house that you're

1 actively working on and intending to live in
2 yourself or have other residents live in it, is not
3 really part of the goal of the vacant building
4 registration.

5 MS. BAUMGARTNER: Okay.

6 MR. MOSER: I just encourage open
7 communication with the department just to let them
8 know what's going on.

9 MS. BAUMGARTNER: Okay. I'll get with
10 Bonnie. Thanks.

11 MR. MCFARLAND: That's all I have.
12 Thank you.

13 MR. STONER: All right. Scott, do you
14 have anything?

15 MR. JACOBS: No.

16 MR. STONER: Mayor?

17 MAYOR LAYTON: (Shakes head.)

18 MR. STONER: Dr. Mockus?

19 DR. MOCKUS: You know I always do.
20 Okay. So home occupation for business. Brian was
21 not here last week or last month, yes. I'm glad I
22 wasn't here because being up here and down here at
23 the same time is super awkward, but having said
24 that, we are in the process of doing a
25 comprehensive plan. The statistics and the comp

1 plan indicate that a percent of residents in the
2 village work from home, and if you do back of
3 napkin calculation, if you have to get that permit
4 every four years, you should be doing four or five
5 of those permits per month if we are really going
6 to enforce that. So my question to the zoning
7 board is why is it on the books if we're really not
8 enforcing it? And if we are going to enforce it,
9 how are we going to enforce it? And if we can
10 allow -- if we wanted to continue to enforce it,
11 could we allow residents to self-certify that their
12 work from home is just a home office. That's a
13 real thing now, right. Like 30 years ago almost
14 nobody really could work fully from home. Now, a
15 lot of people are able to successfully work from
16 home and I don't think we want to be giving a
17 permit to one out of every 12.5 people, right?

18 MAYOR LAYTON: This thing is focused on
19 the guy that's a technician and he is doing an auto
20 repair business in his garage.

21 DR. MOCKUS: Then it should say that.
22 It says if you are performing your work at your
23 home and so --

24 MAYOR LAYTON: I agree.

25 DR. MOCKUS: So if it is just a home

1 office, let's get that exception in there let's
2 allow the residents to self-certify or something.
3 I don't think she wants to be doing hundreds of
4 applications, you know, regularly. That's just too
5 much. So if we could look at that, I think that
6 would be super helpful.

7 The other thing that I have learned on
8 here is I'm wondering if we need to relook at the
9 ratio of parking spaces we are expecting per
10 residential. You know we made an exception. We
11 did a variance for that or whatever the word is if
12 it's not variance. I don't know. Anyway, the
13 point of the story is we did something for somebody
14 to lower that number, should that number actually
15 be lower for everyone?

16 MAYOR LAYTON: You know, Valerie, that
17 number was much higher before.

18 DR. MOCKUS: Yeah.

19 MAYOR LAYTON: And I'm not sure -- they
20 changed it when they redid the zoning.

21 DR. MOCKUS: Uh-huh.

22 MAYOR LAYTON: But I'm not sure where
23 the number came from. Expect maybe somebody went,
24 this is what the number ought to be.

25 DR. MOCKUS: Well, I'm wondering if we

1 need to pick a knew one.

2 MAYOR LAYTON: I agree, I agree.

3 Because those guys from Spire they told us you
4 know, here is what everybody else is telling us we
5 need to do and you look at -- I keep going back to
6 this, the Dollar General store down there.

7 DR. MOCKUS: Uh-huh.

8 MAYOR LAYTON: They've got 15 or 20
9 parking spaces they never use.

10 DR. MOCKUS: And then the last thing
11 that I want us to consider is condo and townhouse
12 zoning. We used to have an actual zoned -- so we
13 got R1, R2, R whatever. Could we not reinstate --
14 we use to have either a condo or a townhouse zone
15 and we removed that because we never used it.
16 Well, I guarantee we're never going to use it if we
17 don't put it back and then use that in our strategy
18 for encouraging maybe more mixed use and/or more
19 density but not like apartment density.

20 So I wish that we would consider
21 reintroducing that and using it as a mechanism to
22 work with developers to find a very unhappy medium
23 where everybody is a little bit disappointed,
24 right. You know if we are not doing as dense of
25 apartments but, we're also not being asked to do

1 full individual single-family homes.

2 MAYOR LAYTON: We had a condo thing in
3 there, I'm sure.

4 DR. MOCKUS: Yeah.

5 MAYOR LAYTON: And when we redid the
6 zoning book, it went away.

7 DR. MOCKUS: Right. And the reason I
8 was given was, we never used it and --

9 MAYOR LAYTON: And they plugged it in
10 with the apartments.

11 DR. MOCKUS: Right. And that's
12 literally what happened with Spires. Instantly
13 they went from, you know, they were going to do a
14 townhouse. To do townhouses we have to have the
15 apartment zoning and then as soon as costs went up,
16 they flip their whole project directly to
17 apartments and technically they were still in the
18 same appropriate zoning that we had granted. So I
19 want to make sure that everything we are doing is
20 intentional and thoughtful. And we gave up a
21 mechanism that I think we really should have in
22 place for a future development.

23 MAYOR LAYTON: I agree. I think the
24 cost of housing around here -- the condos are going
25 to become important.

1 MR. MOSER: So I will say that planned
2 residential developments is that something that
3 you're -- I mean, that is a mechanism that allows
4 for exactly what you described.

5 DR. MOCKUS: That sounds like something
6 I don't know what that is really.

7 MR. MOSER: That's okay.

8 DR. MOCKUS: Like, I've heard that
9 term, I understand that's something that we do in
10 the process but I'm not familiar enough --

11 MR. MOSER: Well, we're seeing them
12 more and more and it's becoming very prevalent and
13 I think it's a very, very good tool for these type
14 of planned large scale developments that are condo
15 communities or small houses or a lot of single
16 family retirement-age type communities that we are
17 looking at.

18 DR. MOCKUS: Which we are sorely,
19 sorely missing in our community.

20 MR. MOSER: I'm trying to remember the
21 name of the one right now.

22 DR. MOCKUS: You mean National
23 Churches?

24 MR. MOSER: Yeah, yeah. So that's a
25 mechanism that's already baked into your code.

1 It's basically, it's a planned development. So we
2 have the planned residential developments, planned
3 commercial developments, planned industrial
4 developments. So if you want a condo neighborhood
5 or an industrial park or something like that,
6 that's kind of a planned cohesive unit with a lot
7 of different development going on in one location,
8 it allows for the planning, the technical review,
9 the zoning, all to happen in one fell swoop.

10 DR. MOCKUS: So if that's already in
11 place and we just had a project flip from what was
12 supposed to be more townhouses to apartments
13 without any rezoning, that's exactly not what I'm
14 looking for.

15 MR. MOSER: Sure.

16 DR. MOCKUS: Like, I want this to be
17 intentional. I want us to think through this.
18 It's not that we don't ever want to have more
19 apartments. I want to make sure that we are
20 introducing mechanisms along the way to support,
21 you know, some more condo or single floor with --
22 sorry -- with garages, so that we can keep some of
23 our elders in our community but maybe not in the
24 homes that they are living in right now.

25 MR. MOSER: Sure.

1 DR. MOCKUS: And so I think where we
2 are in my brain we're kind of bifurcated. Like, we
3 got all of these single homes and we have all of
4 these apartments, and I really wish we had more
5 happy medium for the folks that we are missing.

6 MR. MCFARLAND: I agree with Valerie on
7 the first point that she made and totally support
8 that. We live in a different time and age, and I
9 heard a statement the other day that kind of
10 covered it, that said that anywhere you open a
11 laptop, is your office. And we need to really
12 revisit the home occupation type of thing because
13 there are so many creative things going on now. We
14 ended up with things that we simply can't or won't
15 enforce.

16 MR. MOSER: Yeah, the definition needs
17 updated. It's not --

18 DR. MOCKUS: Thank you.

19 MR. MOSER: -- meant to address work
20 from home. It's a business.

21 MAYOR LAYTON: Is the ministry signing
22 a PRD?

23 MS. MILLER: What's that?

24 MAYOR LAYTON: The apartments that they
25 are doing out there, the Christian --

1 MS. MILLER: I know we've got at least
2 one PRD going on.

3 MAYOR LAYTON: Is that what it is?

4 MS. MILLER: No, it's not a PRD.

5 MAYOR LAYTON: We need to get that in
6 front of these folks because they are talking about
7 buying some more property.

8 MR. MOSER: Okay.

9 MS. MILLER: We are doing a PRD, David,
10 on -- trying to -- on Canal Road. It's in the very
11 beginning stages.

12 MR. MOSER: I get all of the canals
13 mixed up. There is a lot of them.

14 MS. MILLER: I wanted to add, the books
15 that you all should have --

16 MR. MCFARLAND: Can you use your
17 microphone, please?

18 MS. MILLER: The books, the zoning code
19 books -- can you hear me?

20 MR. MCFARLAND: Uh-huh.

21 MS. MILLER: That I gave -- you have
22 one, correct? Okay. Planned residential
23 developments, planned developments in general,
24 that's a big section in there. It is hard to
25 understand even for me. I don't know if I'm ever

1 going to learn it. Stephen Kopechek put together a
2 flow chart. It's amazing. So I can send that to
3 all of you. It may help you understand a little
4 better. It helps me a lot. And David put together
5 a revised PRD application and it's, like, it spells
6 it out like line by line. I can send that all to
7 you as well if you're interested.

8 DR. MOCKUS: Yeah.

9 MR. STONER: That would be great.

10 DR. MOCKUS: I think that the better we
11 understand how we are doing what we are doing, the
12 better we can support the work you are doing.

13 MAYOR LAYTON: Maybe your next
14 instructional deal at the meeting might be to talk
15 about PRD's and how they work and what they are.

16 MR. MOSER: The list is growing. Do
17 you want that --

18 MAYOR LAYTON: Well, Airbnb was one
19 person and I know it's going to be an issue down
20 the road.

21 MR. MOSER: It will. We need to
22 address it.

23 DR. MOCKUS: But aren't we your
24 favorite client? Can't you bump somebody and give
25 us a little more time?

1 MR. MOSER: I appreciate that, yes.

2 DR. MOCKUS: You think I'm kidding.

3 MR. MOSER: No.

4 DR. MOCKUS: No, I know we have a lot
5 of these right now, and we do -- I appreciate the
6 work you are doing for us and I'm sure everyone
7 else feels the same way, but seriously if you can
8 squeeze in --

9 MR. MOSER: PRD education, sure.

10 MAYOR LAYTON: The problem was before a
11 year ago, it was never this kind of interest in the
12 Village of Hebron.

13 MR. MOSER: I know.

14 MAYOR LAYTON: You know.

15 MR. MOSER: You're not doing it -- I
16 mean, things are exploding in a good way, in a
17 positive way, but, all at once, so I understand.

18 MAYOR LAYTON: It was easy to do
19 onsie-twosie, but when they come seven or eight at
20 a time.

21 MR. MOSER: Yeah.

22 MAYOR LAYTON: You know, we used to get
23 two or three UP's a month, somebody wanted to come
24 in and build a manufacturing facility or something
25 like that, hell, we're getting two or three of them

1 a day sometimes.

2 MR. MOSER: Yeah.

3 DR. MOCKUS: Thank you.

4 MR. STONER: All right.

5 MS. MILLER: I have two things.

6 MR. STONER: All right, Bonnie.

7 MS. MILLER: Labor Day, I've had
8 questions from potential developers, actually
9 across the street. They are wanting to know when
10 our September meeting is going to be changed to. I
11 don't know if you wanted to decide that tonight or
12 not.

13 MR. STONER: We can -- let's look at
14 it. So Labor Day is on the 4th and that's when our
15 meeting would be, right?

16 MS. MILLER: Correct.

17 MR. STONER: So, I mean, you want to do
18 the same thing as we did this time and just move it
19 ahead a week until the 11th?

20 MR. JACOBS: I'm good with it.

21 MAYOR LAYTON: September 11th?

22 MR. STONER: Yeah.

23 MAYOR LAYTON: That's my anniversary.

24 Do you suppose I ought to remember it, 9/11?

25 DR. MOCKUS: We'll tell you that night.

1 MAYOR LAYTON: I'll be eating steak in
2 Manhattan somewhere. You can do without me though.

3 MR. STONER: Unless somebody has
4 another day, I'm fine.

5 MAYOR LAYTON: That's fine.

6 MR. STONER: Is that good with
7 everybody? We'll change it to the 11th. We need a
8 motion don't we, David, to change the meeting date?

9 MR. MOSER: You can have, yeah, because
10 you have next month, too. But, yeah, you might as
11 well schedule it.

12 MR. STONER: I make a motion to change
13 the Hebron planning and zoning meeting in September
14 from is September 4 to September 10.

15 MR. MOSER: 11.

16 MAYOR LAYTON: September 11.

17 MR. STONER: Yes, sorry.

18 MR. JACOBS: Second.

19 MR. STONER: I'll call the roll.

20 Dr. Mockus?

21 DR. MOCKUS: Yes.

22 MR. STONER: Mr. McFarland?

23 MR. MCFARLAND: Yes.

24 MR. STONER: Mr. Jacobs?

25 MR. JACOBS: Yes.

1 MR. STONER: Mr. Layton?

2 MAYOR LAYTON: Yes.

3 MR. STONER: Mr. Stoner is a yes.

4 (MOTION APPROVED.)

5 MAYOR LAYTON: I make a motion that we
6 change the meeting time to 6:00.

7 MS. MILLER: That was my second. A lot
8 of people are saying why does the meeting have to
9 be at 6:30?

10 MAYOR LAYTON: Can you be here at 6:00?

11 MR. MOSER: I can.

12 MS. MILLER: Is that a problem for
13 anybody else?

14 MR. STONER: Well, I barely made it
15 tonight at 6:30, but so that's not always the case.
16 I mean, it's just this is the time of year.

17 MAYOR LAYTON: Just a thought.

18 MS. MILLER: One time a month maybe.

19 MR. STONER: As long as it's not July
20 at 6:00. That's the reason I was almost late
21 tonight.

22 MR. JACOBS: Are we changing them all
23 to 6:00?

24 MR. STONER: Is that a problem for you?

25 MR. JACOBS: No, I'm just getting

1 clarity. I didn't know if that was for
2 September 11 or all of them?

3 MAYOR LAYTON: All of them.

4 MS. MILLER: All of them.

5 MR. JACOBS: All right.

6 MR. STONER: So moving forward,
7 starting next month, we will move them all to 6:00.

8 MAYOR LAYTON: Well, I made the motion.
9 Did anybody second it?

10 MR. MCFARLAND: I'll second it.

11 MR. STONER: All right. I'll call the
12 roll.

13 Dr. Mockus?

14 DR. MOCKUS: Yes.

15 MR. STONER: Mr. McFarland?

16 MR. MCFARLAND: Yes.

17 MR. STONER: Mr. Jacobs?

18 MR. JACOBS: Yes.

19 MR. STONER: Mr. Layton?

20 MAYOR LAYTON: Yes.

21 MR. STONER: Mr. Stoner is a yes.

22 (MOTION APPROVED.)

23 MR. STONER: All right. Any other
24 comments from anybody? Our next regularly
25 scheduled meeting will be August 7, 2023, at

1 6:00 p.m. Do I have a motion to adjourn?

2 MAYOR LAYTON: So moved.

3 MR. STONER: And a second?

4 MR. JACOBS: Second.

5 MR. STONER: I'll call the roll.

6 Dr. Mockus?

7 DR. MOCKUS: Yes.

8 MR. STONER: Mr. McFarland?

9 MR. MCFARLAND: Yes.

10 MR. STONER: Mr. Jacobs?

11 MR. JACOBS: Yes.

12 MR. STONER: Mr. Layton?

13 MAYOR LAYTON: Yes.

14 MR. STONER: Mr. Stoner is a yes. We
15 are adjourned at 8:19 p.m.

16 - - -

17 (Thereupon, the proceedings concluded at 8:19 p.m.)

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CERTIFICATE

- - -

I do hereby certify that the foregoing is a true and correct transcript of the audio proceedings taken by me in this matter on Monday, July 10, 2023, and carefully compared with my original stenographic notes.

Date this Transcript certified

Rebecca A. Gause,
Notary Public in and
for the State of Ohio.

My Commission expires May 21, 2024.

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