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THE VILLAGE OF HEBRON  
BOARD OF PLANNING AND ZONING  
PUBLIC HEARING

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Monday Evening Session  
August 7, 2023, 6:00 p.m.

Municipal Complex  
934 Main Street  
Hebron, Ohio 43025

- - -

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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REBECCA A. GAUSE  
COURT REPORTER  
(740) 403-3959

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Monday Evening Session

August 7, 2023

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4 MR. STONER: Good evening. I'd like to  
5 call the meeting to order. Will everybody please  
6 stand and recite the pledge.

7 (PLEDGE OF ALLEGIANCE.)

8 MR. STONER: We'll now call the roll.  
9 Dr. Mockus?

10 DR. MOCKUS: Yes.

11 MR. STONER: Mr. McFarland?

12 MR. MCFARLAND: Yes.

13 MR. STONER: Mr. Jacobs?

14 MR. JACOBS: Yes.

15 MR. STONER: Mr. Layton?

16 MAYOR LAYTON: Yes.

17 MR. STONER: Mr. Stoner is a yes. The  
18 board acknowledges that the minutes are recorded  
19 and transcribed. We will now enter into a public  
20 hearing. No decision will be made at this public  
21 hearing. It will be made either during the regular  
22 meeting or within 30 days from the date of the  
23 public hearing.

24 I have to recite an oath to the  
25 witnesses. Anyone wishing to comment during the

1 public hearing must take the witness oath or their  
2 comments cannot be considered. It is suggested  
3 that you stand and participate in the group witness  
4 oath to ensure your comments will be considered as  
5 part of the official record.

6 So if you plan on speaking during the  
7 public hearing, please rise right now, I will read  
8 a statement, and at the end, you just need to say,  
9 I do.

10 (WITNESS OATH GIVEN BY MR. STONER.)

11 MR. STONER: Thank you. Public hearing  
12 is to consider the following, the Kessler Sign  
13 Company on behalf of the Commodore Bank, located at  
14 202 Commodore Court has applied for a variance in  
15 compliance with Zoning Code 1153.04(c). The  
16 applicant is requesting a variance to allow for  
17 their proposed signage which -- excuse me -- which  
18 contains more than two letter styles, more than  
19 three sizes of lettering, and the lettering  
20 occupies more than 75 percent of both sign panels.

21 So anyone wishing -- sorry, it's been a  
22 long day. Anyone wishing to speak on this topic,  
23 please, step forward to the podium and state your  
24 name and address, please.

25 MR. KESSLER: Hi, my name is Bob

1 Kessler. We're at 2669 Old National Road,  
2 Zanesville, Ohio. Has everyone received the  
3 drawing that we have?

4 MR. STONER: Yes.

5 MR. KESSLER: Okay. So as we -- this  
6 sign is terrible in the condition it is today. So  
7 the bank has kind of authorized me to draw up a new  
8 concept of what the sign could be. So we did that.  
9 They say they liked it. And what our mission is to  
10 reduce this ugliness and put a nice new hole cover  
11 on the sign, redo the sign completely with a new  
12 face at the top which states, Commodore Bank, and  
13 then Vance, which is just up the road on their  
14 complex, which would say, Vance Outdoor. And  
15 again, I can't find either one that wouldn't want  
16 to use their logo or their letter style so we are  
17 kind of at a catch 22 here about being able to use  
18 each one because those are their trademarks for  
19 both businesses.

20 MAYOR LAYTON: Yeah. You pretty much  
21 put their logo on there, right?

22 MR. KESSLER: Yeah. So if it would  
23 help the group, we could eliminate Commodore  
24 Center. And that -- and then we could just move  
25 the Commodore Bank logo up more to the middle,

1 which would occupy -- we're allowed 75 percent of  
2 the signage. 25 percent has to be vacant, and I  
3 think that gets us into that 25 percent vacancy.  
4 And the same with Vance. Now, we can meet that  
5 criteria without any problem at all.

6 MR. STONER: So the sign itself is  
7 owned by Commodore?

8 MR. KESSLER: Yes.

9 MR. STONER: So Commodore is renting  
10 space to Vance --

11 MR. KESSLER: That's correct.

12 MR. STONER: -- on the sign? And they  
13 have conversation and they can't come to an  
14 agreement on the lettering. I -- personally, I  
15 don't have an issue with the lettering, but I'm  
16 just asking.

17 MR. KESSLER: Yeah. Neither one wants  
18 to give up their logo.

19 MAYOR LAYTON: That seems to be a  
20 pretty common practice to put the logo on the sign.

21 MR. STONER: Yeah.

22 MR. MCFARLAND: I wouldn't want to give  
23 it up.

24 MR. STONER: I wouldn't want to either.  
25 Anyone have any questions for Mr. Kessler?

1 MR. MCFARLAND: It says on here  
2 Commodore Center. The only question I have about  
3 that is -- I'm curious about it. I've never heard  
4 that area called the Commodore Center. Does it  
5 refer to a particular geographic area?

6 MR. KESSLER: No, no. Quite honestly,  
7 one of the board members came up and said, why  
8 don't we call it Commodore Center? And I got to  
9 looking at this, actually on the way up here and  
10 got to thinking, you know, really, that Commodore  
11 Center, first off, you're not going to read it.  
12 Second off, it doesn't mean anything to anybody.

13 MR. MCFARLAND: I'm thinking Vance  
14 probably doesn't think they are in Commodore  
15 Center.

16 MR. KESSLER: No, no. I mean, they  
17 could.

18 MR. MCFARLAND: There is no way to tell  
19 what Commodore Center is.

20 MR. KESSLER: No. It's not like it's a  
21 landmark or anything.

22 MR. MCFARLAND: I like your idea of  
23 just taking that off. If it legitimately was and  
24 is advertised as Commodore Center, I don't think --  
25 I wouldn't have any problem with it. But since

1 Commodore Center really doesn't exist --

2 MR. KESSLER: Yeah. And it really  
3 means nothing to them. It was one board member's  
4 idea and we put it on there.

5 MR. MCFARLAND: Yeah.

6 MR. KESSLER: Okay. But, it wasn't the  
7 majority of the board that wanted it.

8 MR. STONER: I know you're not  
9 Commodore, but to me the only reason it would be  
10 Commodore Center is Commodore was ever going to  
11 sell any of the real estate that they have around  
12 them because they own real estate around. I think  
13 different plots.

14 MR. KESSLER: Yeah.

15 MR. STONER: So they are not planning  
16 on doing anything then. Commodore Center I don't  
17 think needs to be there.

18 MR. KESSLER: It's off there right now.

19 MS. MILLER: (Inaudible) the bank, and  
20 he said --

21 (Inaudible.)

22 MAYOR LAYTON: I don't think that makes  
23 any difference at all. I don't think it's ever  
24 going to be Commodore Center. I say take it off of  
25 there and go on down the road and let him put his

1 logo up there and make it work.

2 DR. MOCKUS: Sir, I know it's hard to  
3 tell where the voices are coming from. I like that  
4 it's red, white, and blue. I love that it matches,  
5 you know, Lakewood, and I just really appreciate  
6 the color scheme that you chose. And I think that  
7 would be really good for our community, especially  
8 compared to what we have right now. So I think  
9 that this is fantastic. Thank you for doing this  
10 work.

11 MR. KESSLER: Thank you very much.

12 MAYOR LAYTON: And he's absolutely  
13 right. The sign that is down there now is pretty  
14 horrible.

15 MR. MCFARLAND: Will it be lighted?

16 MR. KESSLER: Yes.

17 MR. MCFARLAND: Okay. So both panels  
18 that are giant, round and white will be lit?

19 MR. KESSLER: LED lit.

20 MR. MCFARLAND: LED lit.

21 MR. KESSLER: Internally LED lit.

22 MS. MILLER: Can I ask you a question?

23 MR. KESSLER: Sure.

24 MS. MILLER: So in the future if there  
25 is going to be an extended-stay hotel built on that



1 road and then there is a Best Western, what if they  
2 were to come to you or to the Commodore Bank that  
3 own that sign and ask to be on there?

4 MR. STONER: Is there room for more?

5 MR. KESSLER: (Inaudible).

6 MAYOR LAYTON: He's certainly making  
7 them an offer to put another sign up somewhere else  
8 in that area.

9 MS. MILLER: I'm not against that. I'm  
10 just saying.

11 MR. KESSLER: No. The mission is they  
12 feel just two names there, that's the plan. And if  
13 a sign gets busy no one reads it then.

14 MS. MILLER: And that will look nice  
15 when it's done.

16 MR. STONER: And correct me if I'm  
17 wrong, but you said you're just replacing the  
18 outside panels of the sign. You're not actually  
19 replacing the whole sign?

20 MR. KESSLER: No. We're going to refab  
21 it with panels and clean it up because it's -- it's  
22 tired.

23 MR. STONER: Yeah.

24 MR. KESSLER: Very tired.

25 MR. STONER: Okay. Great. Thank you,

1 Mr. Kessler.

2 MR. KESSLER: Thank you.

3 MR. STONER: Is there anyone else in  
4 the audience while we're still in the public  
5 hearing that would like to speak on this topic? If  
6 so, please come to the podium and state your name  
7 and address. Hearing none, do I have a motion to  
8 adjourn from the public meeting?

9 MAYOR LAYTON: So moved.

10 MR. JACOBS: Second.

11 MR. STONER: We're adjourning at 6:10.  
12 I'll call the roll.

13 Valerie 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: Now, we move on to the  
24 items requiring action section of the agenda.  
25 Kessler Sign Company on behalf of Commodore Bank,

1 located at 202 Commodore Court, has applied for a  
2 variance in compliance with the Zoning Code  
3 1153.04(c). The applicant is requesting a variance  
4 to allow for the proposed signage which contains  
5 more than two letter styles, more than three sizes  
6 of lettering, and the lettering occupies more than  
7 75 percent of both sign panels. Do I have a  
8 motion?

9 MR. MCFARLAND: You do. Motion to  
10 approve as submitted.

11 MR. JACOBS: I'll second it.

12 MR. STONER: Before we propose as  
13 submitted, did we settle on asking him to remove  
14 the lettering at the top -- so we would add that to  
15 the motion, right?

16 MR. MOSER: As a condition?

17 MR. STONER: As a condition. Would you  
18 like to resubmit your motion?

19 MR. MCFARLAND: Sure. Thank you. I  
20 make a motion to approve with the reduction or the  
21 removal of the sign words Commodore Center.

22 MR. JACOBS: I'll second.

23 MR. STONER: We have a motion to  
24 approve the Commodore Center piece be removed from  
25 the top panel made by Mr. McFarland, seconded by

1 Mr. Jacobs. I'm going to call the roll.

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: Thank you, Mr. Kessler.

13 MR. KESSLER: Thank you very much.

14 MR. STONER: You're welcome to stay for  
15 the rest of the meeting. It won't be very long.  
16 We don't have a lot more, but you don't have to  
17 stay.

18 MR. KESSLER: That's all right.

19 MR. STONER: All right. Next, we have  
20 the community development monthly report. Bonnie.

21 MS. MILLER: Before you ask any  
22 questions, I wanted to let you know or talk to you  
23 about what these pictures are, and that this is 85  
24 North High, Molding Technologies. As you can see,  
25 Deb today -- Deb and I went and spoke with the

1 property owner, Angela. And also -- I've also  
2 attached some from July of last year so that we can  
3 clearly see there's not a lot of difference on some  
4 of the pictures. Some of the pictures, they have  
5 made a lot of progress. But there is still a ways  
6 to go.

7 Angela told me she was under the  
8 impression that she's already approved for six  
9 months since June. And I told her, that was not  
10 the case. We were going to revisit at (inaudible).  
11 So that is my recommendation to the board, a  
12 six-month extension past her final date.

13 DR. MOCKUS: Is the recipient  
14 acknowledging in any formal receipt of the  
15 extension -- and the reason I'm asking that is, if  
16 they didn't, then I'd like that to note that they  
17 are saying they understand what modifications are  
18 required by that time. Because if you all recall,  
19 it struck me that she seemed to not know what we  
20 were looking for and this has been on the plate for  
21 a while.

22 MAYOR LAYTON: She got a letter from  
23 you, spelling out all of the issues that are there.

24 MS. MILLER: Yes.

25 MAYOR LAYTON: And we talked about

1 that. We mentioned to clean up the last one, we  
2 didn't vote on it, and she took that as the  
3 extension was okay.

4 MS. MILLER: Right.

5 MAYOR LAYTON: And I talked to her  
6 today.

7 DR. MOCKUS: Well, I'm --

8 MS. MORGAN: We met this morning with  
9 her and to speak to your point, she did act like  
10 she didn't know what was needed. And I explained  
11 to her that she's had numerous pictures, numerous  
12 communications. She said that the metal -- there's  
13 always going to be some metal there.

14 So what we agreed upon today was we  
15 would resend those pictures and we would highlight  
16 what all needs to be done on those pictures. And I  
17 was very clear with her. I said it's not just some  
18 metal that you need. It's a mess. So we sent the  
19 pictures again to her today, and Bonnie went one  
20 step further and circled the weeds, the fence, the  
21 trash.

22 I mean, she literally circled things in  
23 the picture because she said she wasn't clear on  
24 what we expected from her. So we made sure she  
25 sent them today. So she -- and I don't understand

1 how we can't make it any more clear.

2 DR. MOCKUS: That's why I think it  
3 would be paramount for us to get her to agree that  
4 she does know what she needs to correct because I  
5 think what we'll end up with is another he said,  
6 she said six months from now. So is there anyway  
7 to ask for that kind of sign off from her in the  
8 extension or request or something like that so that  
9 we can all agree that she knows what she's doing so  
10 if she doesn't, then --

11 MAYOR LAYTON: Maybe we can send her a  
12 letter to grant the extension and a letter saying  
13 the extension is for six months in order to clean  
14 up these several issues including the list of what  
15 we have now.

16 MR. MOSER: I think we can always ask  
17 for acknowledgment and have her maybe sign a  
18 letter. Yes, absolutely.

19 DR. MOCKUS: Saying that she knows what  
20 needs to be done.

21 MR. MOSER: Absolutely.

22 DR. MOCKUS: That would be great.

23 MS. MORGAN: And then if she does not  
24 sign it, then the extension is not granted?

25 MR. MOSER: I think she's gotten one of

1 those nasty letters that I've sent. So she's --

2 MS. MILLER: She was upset over it.

3 MR. MCFARLAND: I have a question for  
4 David.

5 MR. MOSER: Sure.

6 MR. MCFARLAND: In these kinds of  
7 issues where failure to comply with whatever it is  
8 that we are looking for -- failure to comply could  
9 mean legal action. In a legal action someone is  
10 going to ask, specifically what is it that they  
11 failed to do? How specific do we need to be to be  
12 able to support any action that we might take? I  
13 see a picture here. For example, the first  
14 picture, that shows some stuff in there. It looks  
15 like maybe a piece of pipe and there's an air  
16 conditioner in the background and, I mean -- I see  
17 it's circled.

18 MR. MOSER: Uh-huh.

19 MR. MCFARLAND: What's that mean?

20 MR. MOSER: I think that's what Deb was  
21 referring to as the circled area as to what needs  
22 to specifically be cleaned up.

23 MR. MCFARLAND: Well, what does  
24 specifically -- what would be our -- what would be  
25 our expectation?



1           MAYOR LAYTON: Mike, my thought was --  
2 my thought was that she specifically stated out in  
3 a letter that certain items need to be addressed,  
4 everything need to be cleaned up, including the  
5 list below, and she physically lists everything.

6           MR. MCFARLAND: That's my point. And I  
7 agree with you a hundred percent, Jim. You know,  
8 if you're going to put somebody in a position where  
9 they are potentially facing legal action, then we  
10 need to be very specific. Do we have to be very  
11 specific is our ordinance specific as to have  
12 enough specificity that you would feel that we  
13 could support that should it come to a legal  
14 action? I'm thinking that we are going to get into  
15 six months --

16           MR. MOSER: Yes.

17           MR. MCFARLAND: And then we are going  
18 to get another, well -- and I don't know. We all  
19 think the best. But, we could potentially get  
20 into, oh, well, I didn't really understand. You  
21 didn't say that specifically you wanted that piece  
22 moved.

23           MR. MOSER: Sure.

24           MR. MCFARLAND: I know that's very  
25 picky and so that's why I'm asking for your opinion

1 about the specificity.

2 MR. MOSER: Sure. So I think, of  
3 course, it's always best to be as specific as  
4 possible. So I think our ordinance language covers  
5 us in terms of what the violation is and what the  
6 clean up is. So I don't think there is any need to  
7 change the code because you can always get more  
8 specific on a property-by-property basis. You know  
9 what I mean? But our staff is doing that in terms  
10 of documenting everything.

11 You know, that entire -- think of it as  
12 prosecuting a case. So, proving something beyond a  
13 reasonable doubt, everything that's on paper, the  
14 paper file, is probably pretty thick right now on  
15 this property, is my list of exhibits that I  
16 present to his or her Honor. And in our case it's  
17 his Honor.

18 MAYOR LAYTON: What we're talking  
19 about, send a letter and specifically note those  
20 items, we are pretty much covered, right?

21 MR. MOSER: Oh, absolutely.

22 MAYOR LAYTON: In addition to overall  
23 clean up in the whole facility.

24 MR. MOSER: Right. We're just  
25 strengthening our case. I mean, ultimately if we

1 had to pursue legal action, the decider is going to  
2 be a judge and we're just ensuring ourselves for a  
3 strong case now, as opposed to having something be  
4 vague or ambiguous. So the property owner having a  
5 really good defense because our enforcement in the  
6 matter is shaky at best, and I don't think that it  
7 is.

8 MS. MILLER: That letter will be long  
9 because it's -- I don't know if you have been by  
10 there, but you've seen the pictures.

11 MR. MOSER: I've seen the pictures,  
12 yeah.

13 DR. MOCKUS: So my concern is about us  
14 giving a list of 30 items and there are really 47,  
15 and, you know, the other 17 are just as egregious  
16 but we can't see them because of the 30, you know,  
17 piles and piles and piles.

18 MAYOR LAYTON: You must included  
19 overall maintenance and cleanliness --

20 DR. MOCKUS: Right.

21 MAYOR LAYTON: -- of the facility.

22 DR. MOCKUS: Right. That's where I was  
23 headed. I don't want this list to be the end-all,  
24 be-all inclusive. I think if we could use language  
25 to the extent of something akin to, this is an

1 example of debris on the ground. This is an  
2 example of flaking paint.

3 MR. MOSER: Sure.

4 DR. MOCKUS: This is an example of  
5 dilapidated fencing. This is an example of  
6 overgrown blah, blah, blah. But I guess, I don't  
7 want -- I don't want you to have to -- or  
8 whomever -- to have to literally go through and  
9 spend five hours or more documenting all of this.  
10 So if there is anyway to basically refer to our  
11 ordinance, which clearly says these things should  
12 not be happening and then these are some examples  
13 that we observed on your property as opposed to an  
14 all inclusive.

15 MR. MOSER: Absolutely.

16 MS. MORGAN: The only issue with that  
17 is meeting with her today is we're going to be  
18 right back where we started because the pictures,  
19 the previous letters, the exact description of what  
20 you're giving has been given to her, and now she  
21 wants exact things that needs fixed. And I even  
22 tried -- I mean, it's a mess. That's not specific  
23 enough.

24 So in this particular incident, I think  
25 that if we're not listing, we're going to have to

1 list those, even though there maybe 40 other  
2 things, we're going to be right back where we  
3 started from. It's not specific enough.

4 MR. STONER: And I think we got to  
5 start somewhere. I mean, Bonnie has got a great  
6 group of pictures here. You can list based on the  
7 pictures -- then we provided these pictures to her,  
8 right?

9 MS. MILLER: Yes.

10 MR. STONER: Okay. So if we attached  
11 the list to the pictures and give details about  
12 what our expectation is, at least we've got a  
13 starting point. If there's more that ends up  
14 coming up down the road, we can address that when  
15 we get to that point. But I think we start with  
16 what we got in front of us.

17 MR. MCFARLAND: It seems kind of an odd  
18 situation because it seems like we need to be  
19 specific without wanting to be specific.

20 MR. MOSER: Well, I think --

21 MR. MCFARLAND: I mean, we're not going  
22 to say like on that -- on picture one, I don't  
23 think we're going to send them a letter and say  
24 okay, I see approximately 6 foot long piece of  
25 white pipe.

1 MR. MOSER: Sure.

2 MR. MCFARLAND: I see a 3 foot long  
3 piece long of 4 inch IP, iron pipe. But we're not  
4 going to do that.

5 MR. MOSER: Yeah.

6 MR. MCFARLAND: And but we need -- if  
7 we're getting some push back from a business  
8 unfortunately -- we're getting some push back, it  
9 seems to be using the thought -- maybe genuinely, I  
10 don't know, saying I'm not sure what you want. Can  
11 you be more specific?

12 And that's -- to me, that's a challenge  
13 but whatever we send, we have to say this is not  
14 all inclusive. However, you used that term a  
15 minute ago, I completely agree with.

16 MR. MOSER: Absolutely. Yeah, I think  
17 Dr. Mockus hit it on the head.

18 MR. MCFARLAND: I have a feeling that  
19 you have all the skills necessary to do that.

20 MR. MOSER: Sure. Including but not  
21 limited to.

22 MAYOR LAYTON: The listed issues -- to  
23 include these listed issues but not limited to  
24 those.

25 MS. MILLER: I'm going to rely on you

1 for help on that.

2           MAYOR LAYTON: You can just -- I'll  
3 call her and explain the facts of life to her.  
4 I've known her for a long time. It's just time to  
5 go out and look at the facility and decide what you  
6 think needs cleaned up.

7           MS. MILLER: Well, I want to say, I do  
8 want to interject -- and I'm sure Deb will agree  
9 with me on this -- what we think is junk, I don't  
10 think she thinks is junk.

11           MAYOR LAYTON: Well, there's got to be  
12 some math value to all of that metal she's got down  
13 there.

14           MS. MORGAN: Well, she did tell us  
15 today that if we're expecting all of that metal to  
16 be gone, that's not going to happen. She said they  
17 use that metal in their business. She said, it's a  
18 manufacturing business, you can't expect us not to  
19 have metal out there. And I said, well, metal is  
20 one thing but everything else -- and she still says  
21 well, you're not telling me what -- because she  
22 feels that what we're going to tell her needs to be  
23 removed, her response is, that is what we're using  
24 in our every day business.

25           MR. STONER: I think we proposed to her

1 at the last meeting -- I don't know who it was. It  
2 might have been Jim -- about, you know, you can put  
3 a privacy fence up, too, to hide some of the stuff.  
4 As long as it's not viewable to the public, and  
5 they are going to use some of the metal. I mean,  
6 we don't necessarily know whether they are going to  
7 use it or not, but there are ways to disguise it  
8 also so it's not an eyesore.

9 MS. MORGAN: The mention of a privacy  
10 fence was brought up but her -- so she said well,  
11 then if you're saying that I can put a privacy  
12 fence up, and you'll just drop everything, and I  
13 can just leave everything the way it is. I didn't  
14 want to leave it like that.

15 MR. STONER: No, I don't want to leave  
16 it like that.

17 MS. MORGAN: So I -- we moved away from  
18 the privacy fence issue.

19 MR. STONER: I'm just simply saying,  
20 you can have an area that, you know, where they are  
21 going to store metal like this. To me, a bunch of  
22 metal stacked up behind an air conditioner, is  
23 not -- it may be something they are going to use  
24 later, but they could disguise it or hide it  
25 somewhere else where it at doesn't look like an



1 eyesore.

2 MR. MCFARLAND: Let me go to that just  
3 for a moment if I may.

4 MR. STONER: Uh-huh.

5 MR. MCFARLAND: It seems like if we  
6 don't see it, it seems like that's the violation  
7 that we're looking at now. Everybody can see it.  
8 If you can't see it because they put a fence up, an  
9 opaque fence, that we really don't care what they  
10 do on the other side of that, do we?

11 DR. MOCKUS: To some extent.

12 MR. MCFARLAND: Is that fair enough, I  
13 mean, to say that?

14 DR. MOCKUS: Yeah, but you still -- if  
15 you have overgrowth, rodents, you know, those types  
16 of things, that does become a concern. I hear what  
17 you're saying about it not being visible but I  
18 mean, if she is literally just not going to do  
19 anything beyond that, it's not going to address  
20 the --

21 MS. MORGAN: That's why I didn't want  
22 to go any further with the privacy fence because  
23 that's where we were headed, is, well, if I stick a  
24 privacy fence up, we can just leave everything the  
25 way it is.

1 MS. MILLER: I don't think she was  
2 interested in putting up a fence anyway.

3 MS. MORGAN: No.

4 MR. STONER: Do we have a question from  
5 the audience. Randy?

6 MR. WOLF: I don't believe -- I'm not  
7 trying to quote your zoning, but I believe your  
8 zoning code already calls for a fence be brought  
9 between a business and a residential area.

10 DR. MOCKUS: There's already a fence.

11 MR. STONER: There's a fence. You can  
12 just see through.

13 MR. WOLF: I understand that. I guess  
14 you need to describe what kind of fence you need.  
15 But there is already a code there for a fence.

16 MS. MORGAN: And that's just part of  
17 their violations.

18 MR. WOLF: No, I mean your zoning has  
19 it to where you have to put a fence up. I think  
20 the Dollar General is a good example down there.  
21 They had that fence put up between the business and  
22 the residential.

23 MAYOR LAYTON: I think we put the  
24 letter together, address the things that she has  
25 pointed out and brought to her attention, along

1 with the fact that the overall maintenance and  
2 cleanliness of the facility has to be maintained,  
3 the weeds maintained, and the fence repaired. I  
4 mean, those are all things that are in this list  
5 anyway and then give her six months and see where  
6 she's at. At the end of six months if she didn't  
7 do it, then we'll move it out, I guess.

8 MR. STONER: So will the six month  
9 extension be at our next meeting?

10 MAYOR LAYTON: We have to -- that's  
11 just the vote, right? You got to vote to give her  
12 a --

13 MS. MILLER: This is a revisit from  
14 last --

15 MR. MOSER: From previous. So if  
16 that's the board's consensus, then do a motion.

17 MAYOR LAYTON: I'll make a motion to do  
18 it tonight if you want to.

19 MR. MOSER: Sure.

20 DR. MOCKUS: So I just looked on this  
21 photo that we've been talking about, and if you go  
22 onto the folders and then from 2021 with that same  
23 pile.

24 MAYOR LAYTON: It's been a mess for a  
25 long time.

1 DR. MOCKUS: My point is, the argument  
2 that these are things that we're actively using day  
3 to day (inaudible).

4 MAYOR LAYTON: I understand. Overall  
5 if you drove buy it six or seven months ago, it has  
6 come -- just because she got rid of the pallets and  
7 stuff, I mean, it's coming a pretty good ways.  
8 It's done by any stretch of the imagination but she  
9 has made an attempt. So I think that's worth six  
10 months. Do you agree?

11 DR. MOCKUS: I agree with you.

12 MAYOR LAYTON: I'll make a motion.

13 MR. STONER: Let me add an agenda item  
14 first.

15 MS. MILLER: This is -- David, does  
16 this agenda need to be revised and add that to it  
17 since --

18 MR. MOSER: Well, this is part of your  
19 community development report, so I don't see a need  
20 to add a new number to your agenda, just make it  
21 clear, the motion.

22 MAYOR LAYTON: They will be in the  
23 minutes, right?

24 MR. MOSER: Right.

25 MR. STONER: Do I have a motion --

1           MAYOR LAYTON:  So moved.

2           MR. STONER:  -- where is it located  
3 again?

4           MS. MILLER:  It is 85 North High.

5           MR. STONER:  Do I have a motion to give  
6 a six month extension for 85 North High Street to  
7 work on their property maintenance?

8           MAYOR LAYTON:  I made it a couple of  
9 three times and I'll make it again.

10          DR. MOCKUS:  To complete the property  
11 maintenance.

12          MAYOR LAYTON:  And you'll let us review  
13 the letter before you send it?

14          MS. MILLER:  I'm going to work with  
15 David on it, so, yes, absolutely.

16          MR. MOSER:  Does the board want to  
17 review it before it goes out or --

18          MAYOR LAYTON:  You can just email it to  
19 us.

20          MR. MOSER:  Okay.

21          MAYOR LAYTON:  Just so we got a record  
22 of it.

23          MR. STONER:  I have a motion made by  
24 Mr. Layton.  Do I have a second?

25          MR. JACOBS:  I'll second.

1 MR. STONER: We'll vote.

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: All right. Any other  
13 items to talk about on the community development  
14 monthly report?

15 I have a question, Bonnie, on the  
16 development section. Hebron Road and National  
17 Church Residences, where are we at on that? I  
18 mean, we voted to let them start and I haven't seen  
19 a shovel.

20 MS. MILLER: Yes. I have -- well, they  
21 need to submit their variance and their site  
22 development plan.

23 MR. STONER: Okay.

24 MS. MILLER: And then they are almost  
25 ready. They are just like right there ready to

1 turn that in. I have been in talks with National  
2 Church Residences.

3 MR. STONER: Okay.

4 MAYOR LAYTON: I think they are going  
5 to be a good partner with us.

6 MR. STONER: And then the Canal Road,  
7 Pulte planned residential development, how is that  
8 going?

9 MS. MILLER: Of course, it's in the  
10 prelim stage. They just submitted revised plans.  
11 They are hoping to be on the September agenda for  
12 concept review of the plan.

13 MAYOR LAYTON: We usually view a  
14 preliminary outline today.

15 MS. MORGAN: No, that was the extended  
16 stay.

17 MAYOR LAYTON: Extended stay. We did  
18 look at their -- they sent us a different -- well,  
19 they had to change a couple of things and the fire  
20 department had a couple of things they needed to  
21 change. And so Sands Drive, I keep telling them it  
22 ought to be fire only lane (inaudible).

23 MR. WOLF: So what do they want to do?

24 MAYOR LAYTON: My concern is and I want  
25 to -- I mean, the traffic is not going to be there

1 anyway. It's going to be out on High Street and  
2 Canal Road but my concern is Sands Drive may not be  
3 strong enough to take much more traffic. But, we  
4 can -- they can put a lane there and a fire gate  
5 with a lock on it and if they need to get access to  
6 that for a fire, they can do that and that was my  
7 only concern. But they are making progress. And  
8 Pulte has experienced -- demonstrated they will do  
9 things right. If there is an issue, you tell them,  
10 and they take care of it.

11 DR. MOCKUS: So is it not in our  
12 hand -- whatever, community -- what -- oh, my  
13 goodness, what is that?

14 MS. MILLER: A planned residential  
15 development?

16 DR. MOCKUS: No. The comprehensive  
17 plan that we want our streets to be through  
18 streets. I mean, it's literally in there.

19 MR. STONE: I'm sorry. I can't hear  
20 you.

21 DR. MOCKUS: We are working on a  
22 comprehensive plan.

23 MR. STONE: Right.

24 DR. MOCKUS: And, in fact, I looked at  
25 the previous comprehensive plan and there is



1 discussion of avoiding cul-de-sacs and other spaces  
2 where we create dead-end areas and make it  
3 difficult for neighborhoods to connect to other  
4 neighborhoods. So I just wanted to call that out,  
5 that that's literally the opposite of what we're  
6 saying in our comprehensive plan.

7 MAYOR LAYTON: Okay.

8 MR. STONE: I have a question about the  
9 comprehensive plan and I don't know if this is the  
10 time or place to -- is it okay to --

11 MAYOR LAYTON: Sure.

12 DR. MOCKUS: The best that I can tell,  
13 it impacts this group pretty well. So, yes.

14 MR. STONER: Can you step forward and  
15 state your name and address, please, sir.

16 MR. STONE: Yeah. John Stone, 116  
17 Sands Drive, Hebron. The comprehensive plan, the  
18 people I've talked to, nobody is aware of it. I  
19 mean, it's on Facebook. It's got the four  
20 comments, five likes, you know.

21 MAYOR LAYTON: We're going to have a  
22 public hearing --

23 MR. STONE: Excuse me?

24 MAYOR LAYTON: We're going to have a  
25 public hearing as well. We wanted to get some

1 comments off of Facebook and our website but we  
2 thought we we're going to get more than that. But  
3 what we are going to do is have a public hearing as  
4 well and bring everybody in and explain it to them.

5 MR. STONE: Okay. They're asking for  
6 input between now and the 13th.

7 MAYOR LAYTON: Yeah.

8 MR. STONE: Okay. So when is the --

9 MAYOR LAYTON: We haven't scheduled the  
10 public hearing but we will put the word out there  
11 and get it scheduled.

12 MS. MORGAN: It's also on your water  
13 bill as well.

14 MR. STONE: I don't get a water bill in  
15 the mail.

16 MAYOR LAYTON: You don't get your water  
17 bill?

18 MR. STONE: I signed up for paperless.  
19 You know what I mean? Then they say, go to the  
20 post office. Well, I went to the post office  
21 Saturday and there was nothing at the post office  
22 about it. I mean, I have been in -- this is the  
23 first time I have been in the post office for 20  
24 years. And as far as the library, I've never been  
25 there. I've got Google, you know, so that's all I

1 got to say.

2 DR. MOCKUS: I appreciate you saying  
3 that.

4 MR. STONE: I guess, I'm not done. The  
5 comprehensive plan, I did read it and I shared it  
6 with the neighbors and they read it. They didn't  
7 show up but, I guess, I'm their spokesman.

8 The Sands Drive extension -- the Sands  
9 Drive extension the way it looks like it's on the  
10 map, it goes from -- I live on the last house on  
11 the right. It's going to go from where it's not  
12 paved now and then hang a right and go down my  
13 property line to Canal Road. Now, it's not set in  
14 stone, I know, but --

15 MAYOR LAYTON: I think it's going to be  
16 a short modified -- we have a modified map on that  
17 now, and I'm not sure, I'll have to look at it  
18 again to make sure.

19 MR. STONE: See, the Spires or styles  
20 or whatever the guy's name is that is building the  
21 apartments, we talked -- his pond is going to go  
22 from my property to the woods, the woods and the  
23 island. So is that going to block any chances of  
24 the Sands Drive extension?

25 DR. MOCKUS: Isn't the mock up right

1 now, it curves more towards the east and it would  
2 connect to High Street, right?

3 MAYOR LAYTON: It would -- there's  
4 going to be access off of High Street, access off  
5 of Canal Road, and the Sands Drive -- I don't  
6 remember if I got the maps still or not. Maybe we  
7 can come over to my office when we are done and  
8 I'll let you take a look at it. It's modified.  
9 The fire department has changed a couple of things  
10 for access for the village -- I don't know, this is  
11 something different you are looking at.

12 MR. WOLF: The tracts you are talking  
13 about shows a cul-de-sac coming in through Pulte  
14 and then Sands Drive stopping right there.

15 MAYOR LAYTON: They showed the Sands  
16 Drive would continue on the road. I looked at it  
17 today.

18 MR. WOLF: You can look at one map, it  
19 shows it and the other map shows a cul-de-sac.

20 MAYOR LAYTON: Well, they're not --  
21 they're not entirely done yet. They haven't  
22 changed. They haven't modified the first map, the  
23 one you just showed me. The fire department had  
24 some changes on that but they modified that. The  
25 fire department doesn't like cul-de-sacs. I'll see

1 if I can dig that out and show you. And that's not  
2 a final deal I don't think. They're still in the  
3 preliminary stages of that.

4 MS. MORGAN: Yes. We haven't even  
5 reached planning and zoning yet, not even on their  
6 preliminary.

7 MR. WOLF: I don't know whether I  
8 should stand up here or swear in or whatever,  
9 but --

10 MS. MILLER: Actually, please, could  
11 you because our transcriptionist will need to know.

12 MAYOR LAYTON: We need to know who you  
13 are for the record.

14 MR. WOLF: Randy Wolf, 107 Sands Drive.  
15 And I agree with you, that street, I can remember  
16 when it was gravel. All they did was chip seal on  
17 top of that, and then they put a layer of asphalt  
18 on top of that. It would never hold up to  
19 anything. And I disagree with you saying that  
20 that's not going to be a thoroughfare because I've  
21 had a semi-truck stuck in my driveway trying to  
22 think that's a shortcut to get back out.

23 MAYOR LAYTON: You should live with the  
24 stuff that this guy back here.

25 MR. WOLF: Pardon?

1                   MAYOR LAYTON: But I know what you  
2 mean. I know what you mean but the only thing we  
3 can do is wait until we see the final draft and  
4 I've made it very clear to them that I think that  
5 Sands Drive should be access only for emergency  
6 vehicles and a gate and a lock. I've made that  
7 clear.

8                   MR. WOLF: I don't disagree with that.  
9 If they do want to make that continuation, they  
10 ought to continue it and build it up just like they  
11 did the streets and the houses.

12                   MAYOR LAYTON: Well, they haven't done  
13 any of them -- they haven't brought anything here  
14 yet. So we don't have anything to really look at  
15 and tell --

16                   MR. WOLF: The one I looked at, it  
17 showed the water and sewer going down through there  
18 with a straight street, but then when they show the  
19 addition, it had the cul-de-sac there.

20                   MAYOR LAYTON: This was a different  
21 map. Today was the first time I saw it.

22                   MR. WOLF: Okay.

23                   DR. MOCKUS: I think that the residents  
24 on Sands need to understand that this is a priority  
25 on the comprehensive plan. I think it's important

1 that residents know that the village is seriously  
2 considering modifications long-term that would  
3 impact what currently are dead-end streets or  
4 spaces that make sense from an aerial view of how  
5 these neighborhoods could be connected.

6           What I -- what I'm trying to say is I  
7 think it's really important we're honest when we're  
8 up here talking about it, and that you understand  
9 that that is part of the plan and if you don't like  
10 that part of the plan, we need to hear from more  
11 than folks who live on that street. Do you see  
12 what I'm saying?

13           MR. WOLF: And I've got no problem with  
14 it.

15           DR. MOCKUS: Okay.

16           MR. WOLF: I think the street needs to  
17 be addressed. It will never hold up.

18           DR. MOCKUS: I hear what you're saying  
19 and maybe that's part of the development  
20 discussion, right, but I don't even know if your  
21 neighbors would be thrilled with just that  
22 modification.

23           MAYOR LAYTON: Let's see where they end  
24 up in their final drawings so we know where we are  
25 at. I mean, I made it very clear to them that I

1 don't think that they should go -- that should be a  
2 fire access or emergency access only.

3 MR. WOLF: (Inaudible).

4 MAYOR LAYTON: Now, whether they do  
5 that or not, I don't know. They will have to come  
6 here and talk to us about it first.

7 MR. MCFARLAND: I think we just  
8 demonstrated here that without a large map for  
9 display, that we can point to, and we can see what  
10 they are proposing, which is -- will come at a  
11 later date -- I think without a large map, the  
12 visual aide of some sort, it's very difficult to  
13 have that discussion.

14 I can understand -- as a matter of  
15 fact, I live on a dead-end street also, and I have  
16 concerns about that. But I recognize that, you  
17 know, I don't know anything about it yet because  
18 they haven't submitted that. But I think when we  
19 have that discussion I think it's important that we  
20 have the visual aides here. I think it's important  
21 that you were here tonight to offer and go on  
22 record as a concern about that, and I commend both  
23 of you for that.

24 Obviously, that's not part of our  
25 discussion tonight but when it is part of the



1 discussion, there should be a map up here so that  
2 we can see what the plans are, what the impact will  
3 be, and then we can get input from the community on  
4 that. Because you know, a map is ready. It's not  
5 ready. It's going to go there. It's going to go  
6 there. They are going to do something else. We  
7 are not gaining any ground with that.

8 So, I do compliment both of you and I  
9 would like to see more people here with feedback as  
10 we move forward with that. So thank you very much.  
11 You started to raise your hand, sir.

12 MR. STONE: Well, when they hide it  
13 under -- like hiding a needle under a hay stack,  
14 something that nobody knows where it's at or  
15 anything about it, I mean, this is a big deal, you  
16 know.

17 MR. MCFARLAND: Are you talking about  
18 the development or the comprehensive plan?

19 MR. STONE: Yeah, the comprehensive  
20 plan.

21 MR. MCFARLAND: Okay.

22 MR. STONE: This is 69-page printed --  
23 we need a 69-page printed --

24 MR. MCFARLAND: Yeah. And I agree with  
25 you --

1           MR. STONE: I'm a resident and they say  
2 it's not cost-effective to send it out to  
3 residents.

4           MR. MCFARLAND: I agree with you. One  
5 of the biggest concerns that I have as having  
6 served for the community and all of the other  
7 people that I know, that are in elected positions  
8 or appointed positions, share your concern.

9           One of the things it's been difficult  
10 for years and years and years and years and we are  
11 working on it all of the time -- I know they are  
12 working on it all of the time -- is how in the  
13 world do you get the word out to people on some of  
14 the things that are going to impact them down the  
15 road and give them an opportunity to have a say?

16           Well, we are trying to utilize today --  
17 I say today -- are trying to utilized the  
18 electronic methods now. You know, years ago, you  
19 put something together on paper and you hung it in  
20 the post office and you put it out on the desk here  
21 and well, that was okay.

22           I think that residents have a certain  
23 responsibility themselves to reach out and look for  
24 it as you have, okay. But we are trying to figure  
25 out how to get this out. I know that it's been on

1 Facebook. I've seen it on other places. But not  
2 everybody goes there and it is a continuing  
3 struggle for not only us but every governmental  
4 agency to try and get the word out so that people  
5 have an opportunity to attend meetings, come to the  
6 village and that sort of thing.

7 Randy, you know what that's like for  
8 council, trying to get that out and trying to  
9 involve people is very difficult. It doesn't mean  
10 just because it's difficult, we shouldn't continue  
11 to try and do it in every possible way and any  
12 suggestions you have, I'm sure would be  
13 appreciated.

14 We are working hard. We really want  
15 input from folks and we really want to get the word  
16 out but it seems like it's a struggle but we will  
17 continue to struggle. Did you have anything  
18 further for me?

19 MR. STONE: My point is that this has  
20 been on Facebook since the 31st. There's four  
21 comments, two from me and two from the  
22 girl across -- well, five altogether, one response  
23 from the village. You know, people don't know  
24 about it.

25 MR. MCFARLAND: Well, people either

1 don't know or don't care. I think it's fair to say  
2 both.

3 MR. STONE: I mean, not everybody is on  
4 Facebook. You know, how many residents of Hebron  
5 are even on? I don't know, but I'm thinking a few.

6 MAYOR LAYTON: That's why the original  
7 plan included doing a night that we bring everybody  
8 in and explain it to them. And I don't know  
9 whether we have to do ads in the paper, radio, buy  
10 TV time, what the hell we have to do. I can't get  
11 anybody to come to a council meeting. You know  
12 that.

13 MR. STONE: We said there should be a  
14 printed copy sent to everybody, they said it was a  
15 69-page document, that it wasn't going to be  
16 feasible to mail everybody -- every resident a  
17 copy. Well, I understand the cost. But, why  
18 wasn't that budgeted into the cost of the  
19 comprehensive plan in the first place? You know,  
20 what I mean?

21 MR. MCFARLAND: I see your point.

22 MR. STONE: I understand it would be  
23 expensive but everybody needs to know about it.

24 MR. MCFARLAND: Maybe if we had a  
25 scroll sign downtown.

1 MR. STONE: I'm the oldest guy in the  
2 neighborhood other than Jim.

3 MAYOR LAYTON: Watch your mouth.

4 (INAUDIBLE.)

5 MR. MCFARLAND: Thank you. That's all  
6 I have. Thank you for the time. I appreciate it.

7 MAYOR LAYTON: We're going to make an  
8 effort to get everybody notified when we do the  
9 public hearing, and I'll guarantee you will be  
10 there and you will be one of about ten people. I'm  
11 serious. Write it down. I'll buy you a beer if  
12 any more than ten people show up.

13 MR. STONE: How many residents live on  
14 our street?

15 MAYOR LAYTON: 15 probably and they  
16 don't know about it.

17 MR. STONE: No. I was the -- I was the  
18 Paul Revere. I was the one that went and told all  
19 of the younger crowd, what's going on and, yeah,  
20 we'll be there.

21 MAYOR LAYTON: Here's the thing, I have  
22 lobbied since the start of this thing to make sure  
23 to try and get Sands Drive taken -- High Street is  
24 the normal -- natural place for it, and Canal Road  
25 is a natural place for it. I have lobbied for that

1 from the start. They said well, we need access to  
2 the fire department. I said don't they do that  
3 like, have a gate there and if they ready need to  
4 use it, they can go through the gate. They've got  
5 keys and, you know, lock boxes to do that. That  
6 would cover that. So that's what I'm lobbying for.

7 MR. STONE: Not to beat a dead horse.  
8 But what do they have against dead-end streets? I  
9 mean, that is an ideal location. And then now they  
10 want to make it instead of a last house on the  
11 right it's going to be a corner lot.

12 MAYOR LAYTON: I think that's a  
13 conversation for a different meeting.

14 MR. STONE: Okay.

15 MAYOR LAYTON: I think tonight's the  
16 night (inaudible). I'll come down and share.

17 MR. STONE: Okay.

18 MR. STONER: The only other question I  
19 have about the community development report is the  
20 National Road, East Main Street, that's our  
21 development across from Kroger?

22 MS. MILLER: Correct.

23 MR. STONER: How is that going?

24 MS. MILLER: They are -- they are in  
25 their final planned stages. We are having --

1 MR. MCFARLAND: Could you use your  
2 microphone, please?

3 MS. MILLER: I'm sorry. During their  
4 final plans (inaudible) we are having a lengthy  
5 meeting to make sure it stays on track and we are  
6 hoping to be on the September agenda.

7 MR. STONER: And the (inaudible).

8 MS. MILLER: That, yes.

9 MR. STONER: Before that meeting?

10 MS. MILLER: Yes.

11 MAYOR LAYTON: They are probably going  
12 to be on the October because they can't do the  
13 traffic study until school starts.

14 MR. STONER: It starts in August,  
15 though.

16 MS. MILLER: Yeah.

17 MS. MORGAN: But it won't be ready.

18 MAYOR LAYTON: They won't have time to  
19 do it before the September meeting.

20 MR. STONER: All right. Okay.

21 MAYOR LAYTON: The traffic study is  
22 going to take a period of time to figure out what's  
23 going on. They can't just run it for a day or two.

24 MR. STONER: Okay.

25 MAYOR LAYTON: And the minute we do a

1 traffic study, they will close 70 down and there  
2 will be 10,000 cars.

3 DR. MOCKUS: That would be good.

4 MAYOR LAYTON: I think a traffic light  
5 needs to be there and they tell me that no matter  
6 how hard we lobby with ODOT, that if it doesn't  
7 meet the warrants, they won't let you put it in.

8 MR. STONER: There's already a traffic  
9 light there.

10 MAYOR LAYTON: It doesn't work.

11 MS. MORGAN: ODOT requires a warrant to  
12 be done, a warrant traffic study to activate a  
13 light. A light may belong to us, but to change the  
14 signaling, do anything with a light at all, move  
15 it, change it from flashing, make it -- it requires  
16 a traffic study to be done and then for them to  
17 look at the traffic study and then to issue a  
18 permit if they feel that the traffic study warrants  
19 it.

20 MR. STONER: Is that for just that  
21 light or all lights?

22 MAYOR LAYTON: Any light.

23 MS. MORGAN: No. And that is what has  
24 to be done on the light at Eighth and Main --  
25 because I know that's probably what you're going to



1 ask. So yes, any light at least on 40 and I would  
2 say any --

3 MR. STONER: So how did we change the  
4 light on 40 for my entire life, like, every summer?

5 MS. MORGAN: I believe, your entire  
6 life, somebody changed it without checking.

7 MAYOR LAYTON: Years ago they used to  
8 turned it sideways so they couldn't see it, right?

9 MR. STONER: No. I'm talking about it  
10 was flashing in the summertime. It flashed all  
11 summer long for my entire childhood.

12 MAYOR LAYTON: Nobody knows. It's been  
13 years passed, the rule weren't as specific as they  
14 are now.

15 But here is the other part of that  
16 whole program. That light belongs to us. If it  
17 breaks down, we have to pay the bill on it but we  
18 have no control over it. How about that? I think  
19 it ought to stay because I think that's going to be  
20 a -- everybody concerned about speeding in town,  
21 take that out --

22 MR. STONER: I'm not saying we should  
23 take it out. I know a lot of people want to take  
24 it out and a lot of people don't. But I can't --  
25 but I find it hard to believe that we can't change

1 our own traffic light.

2 MS. MORGAN: We can't.

3 MAYOR LAYTON: We can't put a sign up  
4 that says we want to go 35 miles an hour over in  
5 front of Kroger. We had to put a crosswalk in a  
6 50-mile-an-hour zone.

7 MS. MORGAN: ODOT controls the  
8 activation of how those lights work. We may own  
9 them and we may have to replace them and fix them,  
10 but they say what needs to be done.

11 MR. STONER: So are you saying that if  
12 we did a study for the one on Main Street and  
13 Eighth Street, that once the study is done, then we  
14 would have control whether we wanted it to flash or  
15 not?

16 MS. MORGAN: No. We have to do the  
17 traffic study, present the traffic study to ODOT  
18 with the request of whatever we would want.

19 MR. STONER: One way or the other. You  
20 can change it at any point, that's what I'm  
21 trying -- that's what I'm getting at.

22 MAYOR LAYTON: We could change it if  
23 the warrant says -- would warrant the turn to a  
24 flashing light or take it down.

25 MR. STONER: Right. Like during the

1 summertime like we used to.

2 MS. MORGAN: But we did not make the  
3 determination and neither does the person or the  
4 firm doing the traffic study. ODOT makes the  
5 determination from the traffic study if the light  
6 is warranted to be changed.

7 MAYOR LAYTON: Part of the issue is  
8 that's a federal highway, too. It falls under a  
9 little bit different program. But no, you can't do  
10 whatever you want to with your own traffic light  
11 except pay the bill when it breaks down.

12 MR. STONER: All right. Anybody else  
13 have anything from the community development  
14 report? You're off the hook, Bonnie.

15 Onto the zoning attorney's report.  
16 David.

17 MR. MOSER: Hi, everybody. A couple of  
18 good updates tonight from my end. Please interject  
19 as needed. A lot going on, I know.

20 In terms of code enforcement, to kind  
21 of spring off of Bonnie's report as well -- and I  
22 know we talked about 85 North Street specifically,  
23 that is one of -- well, I guess, I should say, one  
24 of six property owners to whom I've issued sternly  
25 worded letters within the past two weeks. The

1 report says August 4. They did go out before that.  
2 I just didn't copy you all on it until a few days  
3 after that. So they were sent out early last week,  
4 not on Friday. So I'm monitoring that.

5 I know we've gotten some feedback  
6 already and I'll work with Bonnie on the 85 North  
7 Street property that kind of document as we've  
8 discussed, the extension based on our good  
9 discussion. So I did give a pretty quick  
10 turnaround time for all of these properties because  
11 they have been sitting for so long but I will keep  
12 monitoring them, and if they pass the deadline that  
13 I imposed, which I believe for all of them was  
14 August 15, I will move forward with filing  
15 complaints in Newark.

16 MAYOR LAYTON: And the prosecution will  
17 be in Newark?

18 MR. MOSER: Correct. Licking County  
19 Municipal Court. So I'll keep you all posted  
20 regarding those. Thankfully -- I mean, I will say  
21 your zoning department has done a great job. It  
22 lists -- it used to be a lot longer than it now is.  
23 So I'm glad that we have a handful or so of cases  
24 ongoing. Perhaps, the hope is that those will even  
25 dwindle down further before we get to court. So

1 we'll see and I'll keep you posted.

2 MR. STONER: David, I have a quick  
3 question.

4 MR. MOSER: Sure.

5 MR. STONER: The prosecution letters  
6 and you refer them to court and you actually have  
7 to go to court, right?

8 MR. MOSER: Oh, right, yeah.

9 MR. STONER: So you just go or is  
10 someone, a member of the village go or is it just  
11 you representing us?

12 MR. MOSER: Once that gets started,  
13 I'll be there representing you to begin with, so  
14 there is a couple of phases. There is an  
15 arraignment. I mean, it's just as if you got a  
16 speeding ticket and you -- but unlike a speeding  
17 ticket for these types of violations you will have  
18 to appear in court. And my letters to them made  
19 that very clear, so that's -- for a lot of  
20 people --

21 MR. STONER: Do them all like, bang,  
22 bang, bang. Like, if we have six of them, all six  
23 of yours go together like one after another?

24 MR. MOSER: Yeah. That's a logistical  
25 issue I'm working and coordinating with the court

1 to make sure they are all set for, you know, the  
2 best --

3 MR. STONER: So you don't have one at  
4 1:00 and one at 4:00?

5 MR. MOSER: Correct, yes.

6 MR. STONER: Okay.

7 MR. MOSER: And I've worked with the  
8 Licking County Municipal Court before and they are  
9 usually pretty good with that, not always but if  
10 there is an outlier, where just a schedule splits  
11 them up a little bit, we will work it out and we'll  
12 coordinate. I'll be there.

13 They will have an arraignment. They  
14 will have an opportunity to speak with me. At that  
15 point, I'll be talking with them about cleaning up  
16 their property and if there are some types of  
17 resolution that completely seems like it can be  
18 done, I'll report that back to Bonnie and Deb and  
19 the village and we'll go from there. Ultimately,  
20 it's set for a trial. It's not a jury trial. It's  
21 a trial to the court in front of the judge. And  
22 that's when Bonnie -- not to put you on the spot  
23 but she would be my star witness. That's when  
24 somebody else from the village would be called out  
25 there.

1           Regarding code updates, I know there is  
2 a lot of legislation work that I'm working on. I  
3 forgot to mention last time I'm pretty sure, I just  
4 wanted you to be aware of it because I didn't  
5 mention it last month. I did work on a right of  
6 way permit code update. That's in Stephen's hands,  
7 your village engineer. So it's a pretty  
8 comprehensive -- it's not in your zoning code, but  
9 I know this has kind of been a year or so long  
10 discussion where we have been talking about really  
11 kind of nailing down and making a lot more stronger  
12 people who come into the village and do work, a lot  
13 of utility work within the right of ways -- rights  
14 of way. So this is really, really bolstering that  
15 and implementing a really stronger permitting  
16 process regulating that. And so that is -- again,  
17 Stephen is the engineer so there are a lot of  
18 technical components and -- from his standpoint,  
19 that I wanted him to chime in on. So he has that  
20 in his office right now and I know he's got a lot  
21 going on, too.

22           MR. STONER: Is that just on the main  
23 streets or is that on all the streets in Hebron,  
24 side streets, every street?

25           MR. MOSER: Any public right of way.

1 So that doesn't include just --

2 MR. STONER: -- tree trimmed or  
3 something, they would have to get a permit?

4 MR. MOSER: So this doesn't  
5 specifically talk about aerial work. It's focused  
6 mainly on excavation and that was part of the  
7 discussion. So it's really kind of about, you  
8 know, laying cable, fiber optics, that sort of  
9 thing underground work that's really a  
10 disruptive -- a disrupter. Not that tree cutting  
11 isn't, but that would kind of not fall outside of  
12 this permit process.

13 MR. STONER: Okay.

14 MR. MOSER: Farm animals, our favorite  
15 topic. I feel like I've been talking about this  
16 with you for months. So I'm sorry to, you know,  
17 pun intended, beat a dead horse, but I did send  
18 updated regulations to you. I sent them shortly  
19 before the meeting. My apologies. I didn't hear  
20 any updates from anybody since last meeting but I  
21 did incorporate what we had talked about from the  
22 July meeting.

23 So take a look I'm not -- we don't have  
24 on the agenda tonight any formal action on this.  
25 Some of the highlights that I've issued today and I



1     tried to show my -- they're all additions via red  
2     lines and some changes. I took to heart -- I  
3     really looked at our zoning code and our  
4     appendices, we have the chart that shows how big  
5     and small our residential lots are. So I lined  
6     that up with what these requirements are to the  
7     best of my ability.

8             Now, some of them I probably went more  
9     conservative, I guess I should say, with my  
10    approach. So if there is more leeway that you  
11    want, please just let me know. Again, these line  
12    up much more than the kind of arbitrary, you know,  
13    800 square feet of parcel. I did minimize them and  
14    actually look at R-1 through R-5 for all of our  
15    residential lots in that chart in your zoning code  
16    to make it more suited to Hebron. But if you want  
17    more or less, you think it's too restrictive or not  
18    restrictive enough, again, I'm all ears.

19            I would love by September 11, which is  
20    our next meeting to have my packet of code changes  
21    together to propose an amendment and then start  
22    that process moving along for the public hearings  
23    and then to council.

24            And I know I say this all of the time,  
25    I sound like a broken record, but at the same time

1 I don't want to rush anything. I want to make sure  
2 we do it right and that all of your feedback has  
3 been addressed before we get to that point  
4 formally.

5 I'm trying to think what else on farm  
6 animals. I did add more categories because I  
7 thought we haven't really talked about alpacas --  
8 I'm not saying that word right -- llamas, cattle,  
9 which I learned today is bovine, bovine -- anybody  
10 can correct me. Bovine, thank you. Clearly, I'm  
11 not a harbinger of farm animals. But I did kind of  
12 make it more all encompassing so you catch some  
13 contingencies that I don't know if we talked about.

14 We talked about slaughtering -- not my  
15 favorite topic -- but we should address it if we're  
16 going to be regulating farm animals. I think I  
17 included in there it needs to be happening indoors.  
18 It's limited to the smaller minor farm animals.  
19 Those are the big highlights and the changes from  
20 last time.

21 So, again, in your vast leisure time --  
22 I know we all have time to spare -- I'm just  
23 kidding -- but just let me know if you have any  
24 further comments or questions or concerns.

25 DR. MOCKUS: Can I give you my --

1 MR. MOSER: Please, yes.

2 DR. MOCKUS: So one of the things that  
3 I was struggling with is this concept of a farm  
4 animal. And specifically, we talked about keeping  
5 animals and using it for food or in the production  
6 of food and when I balanced this against the origin  
7 story, which is the gentleman who had a pig for his  
8 children as a pet, they were not keeping that  
9 animal for food or food production.

10 MR. MOSER: Yeah.

11 DR. MOCKUS: So I'm trying to figure  
12 out, are we solving the origin problem? I'm  
13 worried that this language is either too  
14 restrictive or we need to be somehow more clear  
15 that that would include a pet pig or a pet -- not  
16 exotic but an atypical --

17 MR. MOSER: Sure.

18 MAYOR LAYTON: You're trying to  
19 determine what the definition of farm animals is.

20 DR. MOCKUS: Hey, I'm struggling here  
21 and I don't have a recommendation. I'm just saying  
22 that it doesn't address, you know, the original  
23 reason we brought this up.

24 MR. MOSER: Sure.

25 DR. MOCKUS: The next question I have

1 was, and I don't know where this came from, but  
2 what about apartment buildings? I mean, these  
3 are -- you know, we talked about a lot of up to  
4 4,800 square feet. It's possible that somebody  
5 lives in an apartment building and that whole  
6 building is 4,800 square -- are we doing this not  
7 for single family homes but also for  
8 multi-families?

9 MR. MOSER: That's what I was just  
10 thinking when you said that. I think we want  
11 single family and I can add that for --

12 DR. MOCKUS: Okay. Thank you so much,  
13 yes.

14 MR. MOSER: Absolutely.

15 DR. MOCKUS: The next thing is, where  
16 are we? 2(E)? Maybe, I don't know, vacant lots,  
17 and in vacant lots -- I have a vacant lot and I  
18 can't imagine doing this to my neighbors that live  
19 near that vacant lot. But, I guess, if you don't  
20 want to live with it, I don't think anybody else  
21 should have to live with it. If it's not on your  
22 residential lot, I guess -- I don't know. Wouldn't  
23 you all think? I just --

24 MR. STONER: I'm just reading it now.

25 DR. MOCKUS: Yeah, sorry. But it seems

1 very unneighborly to put this next to someone  
2 else's house when you don't want it next to your  
3 own.

4 MR. MOSER: I did add that language to  
5 that point kind of related.

6 DR. MOCKUS: Okay.

7 MR. MOSER: And I think it kind of --  
8 it may impact that a little bit, but -- where did I  
9 put this?

10 DR. MOCKUS: Yeah, I know what one  
11 you're talking about.

12 MR. MOSER: Yeah. On page one.

13 DR. MOCKUS: The setbacks?

14 MR. MOSER: Correct.

15 DR. MOCKUS: Yeah.

16 MR. MOSER: Subject to and not  
17 withstanding these requirement, no coops or cages  
18 housing farm animals shall be kept in a location  
19 situated closer to a neighboring residence than the  
20 residence on the lot or parcel in which the coops  
21 or cages are located.

22 So I can see the vacant lot, like that  
23 eliminating the whole vacant lot situation. If you  
24 have a vacant lot and placing it anywhere on the  
25 vacant lot makes it closer to your neighbor, than

1 it's just not allowed.

2 DR. MOCKUS: Okay.

3 MR. MOSER: Back I can revisit the  
4 vacant lot section as well, just eliminate or just  
5 prohibit it outright depending on what you think.

6 DR. MOCKUS: I mean, I'm cool with just  
7 disallowing it on a vacant lot.

8 MR. MOSER: Disallowing it.

9 DR. MOCKUS: I don't know what other  
10 folks want but --

11 MR. MOSER: Sure.

12 DR. MOCKUS: But, again, if you don't  
13 want it near your house, I just -- I don't think it  
14 should be any closer than it has to be to somebody  
15 else's house.

16 MR. MOSER: Yeah.

17 DR. MOCKUS: And I think the last item  
18 that I highlighted was the contents of the  
19 application indicates that they need to include  
20 proposed purpose including but not limited to  
21 farming into production, slaughtering. So it feels  
22 like there could be for a pet, for a pig or  
23 something like that. So maybe there's some  
24 language in there that links back to, you know, the  
25 definition of a farm animal being raised and used

1 for food or food production.

2 MR. MOSER: Oh, sure, yeah.

3 DR. MOCKUS: That was all I had.

4 MR. MOSER: So we want to catch, like  
5 you said, the origin, Valerie, which was -- I mean,  
6 I think we can all agree a pig is not a typical  
7 house pet, but it was being kept as a house pet.

8 DR. MOCKUS: And it's becoming less  
9 unusual but it's still highly unusual.

10 MR. MOSER: Sure, sure.

11 MAYOR LAYTON: Well, what do we do  
12 about sheep when they raise a group to harvest the  
13 wool off of?

14 DR. MOCKUS: That's production, not  
15 food.

16 MR. MOSER: Production and -- or the  
17 operation of a farm. I think, I can add some kind  
18 of additional language to capture everything in  
19 there and I think those are pretty easy fixes that  
20 warrant --

21 MR. WOLF: She was saying, is that pig  
22 a therapy pig?

23 DR. MOCKUS: It was a pet.

24 MR. WOLF: And the other thing about  
25 the vacant lot, what if the animals were closer to

1 your house than your neighbors house?

2 DR. MOCKUS: That's where I think --

3 MAYOR LAYTON: You know (inaudible) in  
4 this town for along way but, I mean, overall you  
5 got -- you don't want somebody to have a farm in  
6 the middle of town.

7 DR. MOCKUS: But I don't want somebody  
8 to have a farm next to my house -- which  
9 technically I do right now -- next to my house and  
10 them not have to live by it, and that's literally  
11 what I live with every day. That's what goes  
12 through my mind.

13 MR. MOSER: In addition to farm  
14 animals, I still have -- these are the more easy  
15 fixes, code updates, but it's just things that have  
16 kind of sprinkles that we have talked about over  
17 the past -- I guess it would just be this calendar  
18 year, 2023, fees and fines. I told you I wanted an  
19 update to recreational vehicles, definition of home  
20 occupations from Dr. Mockus last time. Those are  
21 all kind of necessary amendments but just we're not  
22 drafting a whole new code section, not a big  
23 overhaul. So I think those can be nicely kept in  
24 one package for a zoning amendment along with  
25 farming animals.



1           My thought -- and this is up to you.  
2       As I was driving out tonight, I came across the  
3       thought of short-term rentals and Airbnb, which I  
4       know has been a discussion point with a particular  
5       property in the village, and it's going to be --  
6       it's going to be a discussion issue, not just with  
7       you again but with council as well. It's a big  
8       deal and a lot of communities are having those  
9       discussions.

10           I sent you Granville this afternoon as  
11       an example and Dr. Mockus, thankfully, let me know  
12       because I wouldn't have otherwise known, they are  
13       already trying to tweak what they already passed in  
14       2022, I think it was. So what you sent -- what I  
15       sent you in your packet was the 2022 version that  
16       is currently the ordinances in Granville. They are  
17       pretty extensive.

18           So, you know, I'll start off by saying  
19       this is a good example and a good template for the  
20       Village of Hebron. Do I think they need to be as  
21       extensive? No, not necessarily. I think they are  
22       a really good example to look toward and maybe we  
23       can modify and even perhaps simplify a little bit  
24       to address, you know, Intel coming in, development  
25       not going away, this being an issue that residents

1 are going to want to look at and want to know,  
2 balancing that with -- I think, I've let you know  
3 kind of legal concerns about this in the area.  
4 It's a very, very new issue. On the one hand you  
5 got property owners who we say you can do what you  
6 want with your property on the other hand, you've  
7 got kind of the countervailing but we want to  
8 regulate within limits safety and public welfare  
9 and all of that good stuff on the village's behalf.

10 So, I guess, my whole point, I haven't  
11 gotten to the question yet, is, would you like  
12 short-term rentals to be included in this zoning  
13 update along with everything else we've talked  
14 about or should we keep that on a separate track?

15 MAYOR LAYTON: When you're saying  
16 short-term rental, that includes Airbnb?

17 MR. MOSER: Correct. Yeah.

18 MAYOR LAYTON: I think you're going to  
19 have to address it. There's no question about it.

20 MR. MOSER: Right. I do too. And I  
21 guess, I just -- I'm trying to save the village  
22 time and resources by, you know, doing zoning  
23 updates kind of in nice little packages, if you  
24 want all of this at once, that's fine, we can do  
25 it. I just -- I mentioned it now, because I think

1 short-term rentals will perhaps cause more  
2 discussion and maybe even a little bit of delay if  
3 council really wants to sink their teeth in it and  
4 have maybe more than one public hearing and  
5 continue a public hearing in order to address it.  
6 And you might have some village residents show up  
7 and give -- let their voices be heard and that sort  
8 of thing.

9           So, I guess, I'm just trying to play  
10 out all possibilities now and maybe it's -- maybe I  
11 should just do it and get it in front of you and we  
12 can address it as we start moving forward with the  
13 hearings and getting everything finalized.

14           MS. MILLER: Can I add? I have had a  
15 lot of request for phone calls, email, there are is  
16 lot of interest for short-term rentals and they  
17 want to know, you know, what are the rules? You  
18 know, how short is the stay? How long is it going  
19 to be?

20           DR. MOCKUS: It was from people who  
21 want to offer it from the home they own or where  
22 they were looking to stay in one?

23           MS. MILLER: These are people that are  
24 interested in -- the people I've talked to so  
25 far --

1 DR. MOCKUS: Yeah.

2 MS. MILLER: Are people who are  
3 interested in buying properties or already have a  
4 property and about having one. Not people that  
5 want to stay at one.

6 DR. MOCKUS: Got it.

7 MR. MCFARLAND: They wanted to buy a  
8 property and use it as a short-term rental?

9 MS. MILLER: Yes.

10 MR. MCFARLAND: Not as a residence?

11 MS. MILLER: Correct.

12 MR. MCFARLAND: Okay.

13 DR. MOCKUS: Which is one of the  
14 reasons I'm so motivated for it to specifically say  
15 the owner has to be an operator -- like, it's an  
16 owner-operator situation.

17 MR. MOSER: On-site.

18 DR. MOCKUS: And they are on site,  
19 which I don't know how long that will stand. You  
20 know, like it seems like -- who knows, that may  
21 become illegal too but until that happens I think  
22 it would be really nice to have that resident  
23 understanding and be able to articulate that that  
24 is a norm in our community.

25 MR. MOSER: Absolutely. Well, I'll go

1 ahead and have our example ready for your review  
2 next month and in terms of if you want everything  
3 to -- you want to take action on everything all at  
4 once, perhaps we can decide then, but at least you  
5 will have everything ahead of you to review.

6 Okay. Let's see. The only other topic  
7 I just wanted to cover briefly, I won't go into it  
8 unless you want me to, planned developments. I  
9 know there was a conversation about it last month.

10 Just so you know, and Dr. Mockus, I  
11 don't mean to keep singling you out, but you had  
12 mentioned condominiums and a condominium district.  
13 Some of you were on the board back then, not all of  
14 you. I'm trying to think.

15 Mike, I don't remember if you still  
16 were -- you were mayor when I started doing the  
17 code update and then you were not on the board for  
18 a while.

19 MR. MCFARLAND: I have been around  
20 here.

21 MR. MOSER: You definitely were --  
22 yeah.

23 MR. MCFARLAND: And I was here when  
24 they built the condos out there.

25 MR. MOSER: Sure, sure. Well, we in

1 our comprehensive updates to the zoning code, we  
2 took out condominium districts, as a reminder,  
3 nothing, we had a condominium district, no property  
4 was zoned in that district to begin with. And  
5 doing a little bit of research, condominium  
6 districts generally have been replaced and  
7 supplanted by this idea of planned developments.

8           Planned developments are kind of a way  
9 to allow innovative multi-unit housing on singular  
10 or multiple parcels, big developments. And we are  
11 seeing that come in here a lot now within the past  
12 few years.

13           MR. MCFARLAND: May I ask you a  
14 question?

15           MR. MOSER: Sure.

16           MR. MCFARLAND: Is -- I seem to  
17 recognize that for developers, the more dense they  
18 can make a property or make a development on a  
19 piece of property -- is this is part of them being  
20 creative and finding ways to make their  
21 developments more dense by giving it other names or  
22 maybe something creative? Is that where this is  
23 really going?

24           MR. MOSER: In a lot of communities, it  
25 allows for flexibility and density so that

1 developers can really get as many housing  
2 developments in there. But the safeguards for us  
3 as a village is that there is a whole multi-step  
4 process. There is a whole internal review and we  
5 can make our concerns about density be known. I  
6 know we've had those discussions here through a few  
7 of those public hearings with site developments.

8           So whether or not that's the whole  
9 purpose behind this vehicle, I wouldn't be  
10 pessimistic in saying, yes, necessarily. I think  
11 it's more kind of from a large picture scale, an  
12 opportunity to allow especially mixed use, the type  
13 of modern apartment, condo, town homes slash  
14 business slash mixed a little bit of retail all in  
15 those kind of new communities that were not really  
16 a thing of the past.

17           MR. MCFARLAND: So it would be fair to  
18 say that it's -- and I agree, no need to be  
19 pessimistic.

20           MR. MOSER: Sure, yeah.

21           MR. MCFARLAND: These changing designs  
22 and things, it's simply the development or  
23 developers market beginning to offer products that  
24 are non-traditional and that are addressing the  
25 housing needs requests, requirements of perhaps

1 different generations that are looking for  
2 different ways to keep a roof over their head.

3 MR. MOSER: Yeah.

4 MR. MCFARLAND: Fair to say?

5 MR. MOSER: Fair to say. I'm no  
6 developer, so take that with a grain of salt. I  
7 don't know the exact history, but it make sense,  
8 you know, in modern times that's one of the big  
9 reasons.

10 MR. MCFARLAND: You know, we had a  
11 binge for a while on tiny homes and it's here but  
12 it's at another location.

13 MR. MOSER: It used to be very popular.

14 MR. MCFARLAND: So I'm glad you're  
15 looking into that because and I'm happy that other  
16 board members are raising that because with these  
17 challenges coming at us with new designs, we're  
18 going to find that our zoning regulations don't  
19 address them at all.

20 MR. MOSER: Sure.

21 MR. MCFARLAND: So I'm glad you're  
22 doing that. Thank you.

23 MR. MOSER: Sure. And part of -- you  
24 know, part of zoning is it is like the  
25 Constitution, sort of. It has to be a living and



1 breathing document. So it has to be able to adapt  
2 to the times, but at the same time, it can't expect  
3 every sort of scenario that's going to come up. So  
4 we need something in the middle that's going to  
5 kind of help us move into the future while at the  
6 same time, you know, you can't drive ourselves  
7 crazy with putting absolutely everything in there.

8 So in any event, I thought it was  
9 educational to kind of bring that in front of you  
10 tonight. Bonnie, had sent both Stephen's  
11 flowchart, which she did, which I am not a -- I  
12 could not have done that. I loved it. But I  
13 also -- I did create this application that I just  
14 thought was a nice place to have it all in one  
15 place. Bonnie did send that.

16 So if you're ever, you know, especially  
17 as these come to your, you know, front door and  
18 you're making these decisions, I'd be curious as so  
19 what more planner, developers do and what the  
20 process and requirements are and look through that  
21 document and ask me questions.

22 It's really a two-step process.  
23 There's the conceptual plan phase, which is the  
24 very beginning, it's getting through all of the  
25 nitty gritty with technical review, and all of our

1 various departments within the village. And then  
2 after a certain time, when those things are ironed  
3 out, we come back for the final plan.

4 Very, very, pretty common structure  
5 with other communities today in modern times. I  
6 think it's a workable one. I do like it. I know  
7 we have growing pains. It's kind of the first time  
8 we've used it really wholly, but I do think it's  
9 very workable and there's always room for  
10 improvements but I think it's a good step into the  
11 future.

12 So I'm trying to think what else. I  
13 think that was it, unless there are any other  
14 questions.

15 MS. MORGAN: I still wanted to add to  
16 what David said, that the PRD and our plans,  
17 prior -- we are doing it differently. Before they  
18 even come to you for their preliminary plan review,  
19 we're doing technical review meetings in-house with  
20 the plans, with the developers to try to get things  
21 kind of buttoned up and some of those questions  
22 answered so our engineer can be here at the meeting  
23 and offer their opinion of where that conceptual  
24 plan is at this point and to give their guidance.

25 It's unfair to expect you to take one

1 look at it in one day and then to make a vote on  
2 it. So we're trying to do all of that work ahead  
3 of time and getting the developers to work with us,  
4 to get that done before the plans actually come to  
5 you for approval.

6 And then from a preplan -- and then  
7 from that point on they have a really good starting  
8 point, a real good package to work with and then it  
9 takes less time for them to move on to the final  
10 because there is just maybe a few tweaks or just a  
11 couple of other little things to get done. And  
12 then we continue having those technical review  
13 meetings with the developer, their engineers and  
14 ours and whole staff. And it's working, I believe,  
15 well.

16 MR. MOSER: And you reminded me, too,  
17 another huge benefit that I just looked over is  
18 well, for village and developers in the community  
19 quite frankly, is almost every time, not always but  
20 we're in Hebron, so big developments are usually  
21 going to be springing up from vacant land. And  
22 it's going to almost always require a zoning  
23 change. So this process puts that altogether at  
24 once.

25 Whereas, if we didn't have that in

1 place they would have to be going through rezoning  
2 and the whole process to change legislation to make  
3 the property what they would like to designate, and  
4 then come back and start all over with the actual  
5 development.

6 We are doing that at the same time now.  
7 So the zoning happens within the conceptual phase  
8 with their preliminary plan. Again, a lot of  
9 communities do it that way. It's the right way to  
10 do it in my opinion for these types of developments  
11 and it's all good.

12 MS. MILLER: And it eliminates the need  
13 for 15 variances or 100 variances.

14 MR. MOSER: Right.

15 MS. MILLER: It does encompass that.

16 MR. MOSER: Yes.

17 MS. MORGAN: And I believe the village  
18 will continue on with this process, working with  
19 developers like that.

20 MAYOR LAYTON: The neighbors across the  
21 street here put up the oil well right away. It  
22 takes their 20 acres out of whatever that property  
23 is over there. We've had, how many? Five, six  
24 home builders come in and look at that and come in  
25 and sit down and talk to us. They all say the same

1 thing. It's difficult to -- what we have to pay  
2 for the property, it makes it difficult unless we  
3 are getting homes pretty close together and we get  
4 enough homes in there. Four or five of them showed  
5 up and then just kind of walked away and as far as  
6 I know there is nothing going on over there.

7 But the problem is they still do  
8 business the old way. I've got 100 acres here and  
9 it's going to cost me this much money, how much do  
10 I have to sell those houses for? Well, I got to  
11 sell them for \$600,000, \$700,000. That doesn't  
12 make any sense. If they can sell them for  
13 \$400,000, Pulte just proved that they could sell  
14 all of them. They did. They sold every one of  
15 them.

16 DR. MOCKUS: Before you go. Could you  
17 distinguish between a condo versus a townhouse? Is  
18 there a real distinction?

19 MR. MOSER: Well, it depends on how  
20 your code defines it. So you have a little bit of  
21 leeway to define it in your definition section. I  
22 looked at it in kind of preparing for this  
23 discussion tonight some examples. A condo is  
24 almost always going to come back to the whole fact  
25 that they have a condominium association. Town

1 home is typically more -- talking about with the  
2 structure of the building is. You know the shared  
3 walls, usually multiple floors. There's condos  
4 that could technically be standalone. They are  
5 just part of the condo association and they are  
6 maybe closer together. That's a very rudimentary  
7 answer to your question.

8 DR. MOCKUS: It's helpful though.

9 MR. MOSER: Good.

10 DR. MOCKUS: Thank you.

11 MR. MOSER: Yep. Thanks, everyone.

12 MR. STONER: Next, we have the planning  
13 and zoning board member discussion/comments. I  
14 currently don't have any discussion or comments  
15 because I asked Bonnie all of my questions. But  
16 does anyone else have anything they want to talk  
17 about?

18 DR. MOCKUS: I do. Do we have any  
19 updates on the trailers on -- no?

20 MS. MILLER: No.

21 DR. MOCKUS: So do we know what we're  
22 doing? Actually, that's really what I want to  
23 know.

24 MS. MILLER: Well, I mean --

25 DR. MOCKUS: Do we know what we can do?

1 MS. MILLER: That's the thing, I don't  
2 know what we can do.

3 MR. MOSER: Bonnie, I'll give you call  
4 about it because that was on my list of -- I know  
5 that was not one of the letters that I sent but  
6 that was one of the carryovers from last month that  
7 I -- we haven't talked about.

8 MS. MILLER: Right.

9 MAYOR LAYTON: People are living in  
10 both of them now, right?

11 MS. MILLER: The ones that are over by  
12 you -- there is one being used -- was being used  
13 the last time I looked at it for storage, junk, and  
14 then the other one, somebody is living there.

15 MR. STONER: I'm going to bring this up  
16 again because I brought it up before because I  
17 still don't understand the situation. If Ours owns  
18 the property -- which Ours owns the property,  
19 correct?

20 MS. MILLER: Yes.

21 MR. STONER: The trailers are on?

22 MAYOR LAYTON: Yes. But somebody else  
23 owns the trailer.

24 MR. STONER: I don't care. It's Ours'  
25 property. It's Ours' responsibility to make sure

1 that the trailers get taken care of whether someone  
2 else owns them or not. If they are on his property  
3 and they are a nuisance, then it's his problem in  
4 my opinion. So I just don't understand why we keep  
5 playing around all day on this.

6 MAYOR LAYTON: We're waiting on  
7 somebody to tell us what the legal steps that are  
8 needed to make it happen are.

9 MR. STONER: Right.

10 MAYOR LAYTON: Correct.

11 MS. MILLER: Yes, and I have been told  
12 before when Linda was still here, she said that we  
13 kind of missed the opportunity, that -- David, you  
14 might be able to speak to this. She said that if  
15 someone were to buy that or yes, sell it, somebody  
16 else moves in, right there, when they are selling  
17 it or somebody is buying it, that's the time to  
18 say, you need to get rid of it. I don't know if  
19 that's true.

20 MR. MOSER: To give you some confidence  
21 in moving forward, I'll -- let's start the  
22 conversation over. I wasn't part of that when  
23 Linda was here. Linda and I had a very close  
24 working relationship, but that was not one of the  
25 topics that she talked to me about and I think



1 perhaps we're overcomplicating it. I think we can  
2 address it.

3 And a recreational vehicle, you're  
4 right, Rick, on property that -- it shouldn't  
5 matter who owns them unless, you know, for some  
6 weird tracts that I don't know about, but we can  
7 address it and I'll add it to my -- I'll add it to  
8 my nasty-gram list. It's my favorite thing.

9 MAYOR LAYTON: Well, and my point was  
10 that you have to address it with the owner of the  
11 trailer, don't you?

12 MR. MOSER: Not really. I think Rick  
13 was right. The property -- from a zoning  
14 perspective, let's talk to the property owner about  
15 it.

16 MR. STONER: Because if you pulled an  
17 RV in my backyard tomorrow, Jim, and there is a  
18 problem, they are not going to talk to you. They  
19 are going to talk to me because it's my property.

20 MAYOR LAYTON: Well, I don't know.  
21 I'll defer to him to come up with a program.

22 MR. MCFARLAND: I would support  
23 Valerie's comments on that. The question I would  
24 have for David.

25 MR. MOSER: Yes. We were talking

1 about --

2 MS. MORGAN: We were talking about  
3 the --

4 MR. MCFARLAND: I understand it's okay.  
5 I've done it before. The question I would have is  
6 what tools do we have legally to deal with those  
7 trailers? Can we define what those are and then  
8 set a plan to either use them or not use them?

9 MR. MOSER: To use the tools?

10 MR. MCFARLAND: Yes.

11 MR. MOSER: Yes.

12 MR. MCFARLAND: Because that seems to  
13 be -- you know, I heard Bonnie say, I don't know  
14 what to do. And that's not a good position for us  
15 to be in. That's not a criticism of Bonnie. It's  
16 just the fact that we're not sure what to do.

17 MR. MOSER: Sure.

18 MR. MCFARLAND: So I would like to have  
19 some sort of a list of the tools that we have  
20 available to us legally, and, you know, then decide  
21 do we want to enforce them, and then find out if we  
22 are willing to do it. Thank you.

23 MR. MOSER: Yep. You're welcome.

24 DR. MOCKUS: Thank you. My next  
25 question is actually just something I learned. And

1 thank you for sharing the zoning -- the hard copy  
2 zoning.

3           You offered me one, I turned it down.  
4 I was wrong. So I'm thankful for the one that was  
5 loaned to me. I did not know that having more than  
6 three pets and/or dogs put you in a kennel  
7 situation. And the reason I was looking at that so  
8 interested was all of this farm animal stuff. I  
9 don't know that our residents know that. I  
10 understand that it's the law, they are supposed to  
11 know all of the laws. But let's be honest, who  
12 does besides our lawyers? So all of that to say I  
13 don't know if that's a good number still for our  
14 community but I just wanted to call that out.

15           And then the last thing I come  
16 completely hat in hand -- yeah, that's the right  
17 term. Because I want to make sure that I'm not  
18 making this work -- which I feel is very hard  
19 work -- any harder than it already is. I know that  
20 I was very insistent that we, on zoning, took on  
21 some issues and I brought them from council, and  
22 language was proposed that perhaps we might  
23 recommend that planning and zoning consider these  
24 issues for future agendas. And then today, I  
25 think, it was today, there was back and forth about

1 what's on the agenda here.

2 I feel uncomfortable knowing that we  
3 intended to talk about farm animals tonight, that  
4 we knew we were going to talk about farm animals  
5 tonight, but we didn't disclose it to the public.  
6 And so I don't know if I'm being too Pollyanna in  
7 my view of what public agenda should be but it's  
8 important to me that residents have a fighting  
9 chance of knowing what we're talking about in case  
10 it's something that's important to them.

11 And while I fantasize that everyone  
12 looks at my Facebook page when I put stuff up to  
13 tell them what's coming, it's not reasonable to  
14 assume that. And while folks do have a hard time  
15 figuring out what we're going to be covering, if we  
16 are covering something and they happen to see it at  
17 the post office or on Facebook or whatever, I want  
18 them to come and I want them to share their  
19 perspective because we are working on their behalf.

20 So having said that, I don't know if  
21 I'm being too literal in my interpretation, but it  
22 would definitely be my preference if we know we're  
23 going to talk about a specific agenda item, even if  
24 it's just to introduce the topic, I would be very  
25 interested in us calling that out. I realize that

1 might mean we're here a little longer but I'm  
2 really not doing this for me. We're doing this for  
3 them so they don't have to come to every meeting  
4 but they can pick the ones that they care about.  
5 So that's all. Thank you.

6 MS. MORGAN: With that being said, I  
7 had asked, Bonnie had emailed me with your concerns  
8 on that. And David had mentioned that he had these  
9 items within his own report, his attorney's report.  
10 So I told Bonnie that she can confer with David on  
11 the topics that he's going to have so she can put a  
12 bullet and it's under B.

13 DR. MOCKUS: That would be fantastic.

14 MS. MORGAN: In your attorney's report.  
15 And so I thought maybe she would have passed that  
16 on. We did pass that on but that was the way we  
17 were going to do it from now on. So whatever he is  
18 going to discuss, subjects will be bullet points  
19 under his report and so forth so that it will be on  
20 the agenda.

21 DR. MOCKUS: Thank you so much. I  
22 really appreciate that.

23 MR. MOSER: That's easy. And just line  
24 it up with the deadline that you have for yourself  
25 to get out the packets.

1 MS. MILLER: I assumed you meant moving  
2 forward.

3 MR. MOSER: Are you talking to me?

4 MS. MORGAN: Yes, moving forward but I  
5 thought -- yes, moving forward from this meeting  
6 on. I just didn't know if you had passed that on  
7 that we were going to do that or not.

8 MR. MCFARLAND: My feeling is that --  
9 in most of the positions that I have served in  
10 public office I have pushed this, and that is we  
11 make every effort we can to inform the public as to  
12 what's going on. The term transparency comes to  
13 mind and if there is something that we don't want  
14 people to know, we probably shouldn't be doing it.  
15 It's as simple as that. But my understanding is  
16 that an agenda is published not for those of us who  
17 are going to be using it -- it's a tool for us,  
18 too -- but the original purpose in doing that, and  
19 this is just my thinking -- is to advise the public  
20 as to what is going to be discussed at a meeting  
21 and to get that out to them in a timely fashion,  
22 which I admit it's a struggle to do sometimes.

23 We had many times when agenda items  
24 would come up for council that we put on at the  
25 last minute. But I sometimes feel like, you know,

1 if we can publish agendas far enough ahead of time  
2 with whatever techniques we use -- help me out with  
3 that, you know, anyway that we can electronically,  
4 email-wise, you name it but when we get that out, I  
5 agree that we should have every single thing on it  
6 that we are aware of that may come up for  
7 discussion so that, as Valerie said, people can see  
8 those, decide if there is an issue there that's  
9 important to them, and then they can come to the  
10 meeting.

11 MAYOR LAYTON: That being said,  
12 anything that's a last minute addition that we need  
13 to address before we put them on.

14 MR. MCFARLAND: Well, you know, there  
15 are some places that say if it's not on the agenda,  
16 you don't talk about it.

17 MAYOR LAYTON: That's what I'm saying,  
18 if something comes up, hold it for a month?

19 DR. MOCKUS: No. I don't agree with  
20 that.

21 MAYOR LAYTON: That's what he's saying.

22 MR. MCFARLAND: Well, I think it's  
23 difficult to do and I'm not saying that. I'm  
24 saying there are some places that do that but it's  
25 a tough situation. But any items that we can put

1 on there, I think, we should.

2 MAYOR LAYTON: I guess, I missed  
3 sitting here talking about it, if it's not on the  
4 agenda, we can't address it in the meeting. Is  
5 that correct?

6 MR. MCFARLAND: No, I said there are  
7 some places that do that. We're not one of them.

8 MR. STONER: I think it goes back to  
9 the conversation about urgency, too. I mean, it  
10 wasn't urgent that we talked about the farm animal  
11 discussion tonight, but yet it ended up on the  
12 agenda. It wasn't on the agenda, but we added it.

13 So, I think there has to be some gray  
14 area. I mean, if it's something urgent and it  
15 needs to be -- I mean, you guys have emergency  
16 votes on council all of the time for stuff. And  
17 those are usually on the agenda.

18 MAYOR LAYTON: We have been trying to  
19 hold out on almost everything for three readings.  
20 We do the first meeting, nobody comes for the  
21 second.

22 MS. MORGAN: And leaving the farm  
23 animals off and the Airbnb, it wasn't intentional  
24 it was just what he was reporting and --

25 MR. MCFARLAND: I don't think it is



1 conceptual in most cases. There are things that  
2 pop up every day.

3 MR. MOSER: Sure.

4 MR. MCFARLAND: I have been doing this  
5 long enough in various capacities that I know,  
6 things come up every day and then you run into  
7 situations where gee whiz, the council needs to  
8 address this and we need to address this now and  
9 we're not going to have another meeting for another  
10 two or three weeks, and those issues come up. But  
11 I think if it's something we are aware of, we'll  
12 put it on the agenda.

13 MR. MOSER: I agree. And I'll just say  
14 those things we control, absolutely. I mean, my  
15 report, Bonnie's report, bullet point topics of  
16 what I'm planning to -- that's absolutely. We can  
17 do that from now on. Business of -- I don't know  
18 if we can control that planning and zoning board  
19 member discussion comments.

20 MS. MORGAN: See, we don't know what  
21 you're going to bring up.

22 MR. MOSER: Yeah, if you have a  
23 particular topic that you're bringing to the board  
24 then -- I guess, within all of those agenda topics  
25 that we can control, let's do it, absolutely. I

1 know you know this, too, but all of the stuff that  
2 I'm working on, it's like in a workshop phase,  
3 while I'm talking about it with you and we all know  
4 it's going to be the subject of multiple public  
5 hearings and so -- but, more transparency is never  
6 a bad thing --

7 MAYOR LAYTON: Bonnie, do you still got  
8 the Pulte map?

9 MS. MILLER: Not right here. I can go  
10 grab it.

11 MAYOR LAYTON: Before we're done, we  
12 can go get it.

13 MS. MORGAN: It has not been presented  
14 for the preliminary.

15 MAYOR LAYTON: I just want to show him  
16 where Sands Drive is, can I do that or not?

17 MR. MOSER: It's not (inaudible) right?

18 MAYOR LAYTON: No.

19 MS. MILLER: Even though that's not  
20 public yet, we can share that?

21 MR. STONER: Well, we have already  
22 shared a lot of stuff. There are three different  
23 drawings, so what's one more?

24 MR. MOSER: I mean, I'll speak up on  
25 behalf of the property -- the developer right now,

1 I mean, they are not here, they haven't even been a  
2 part of the process yet. So I would hold off on  
3 kind of looking at the plan closely, even with the  
4 public yet until we have that chance to talk.

5 MR. WOLF: (Inaudible).

6 MS. MORGAN: (Inaudible) to even  
7 present what their plan is. They are not here and  
8 they don't have the opportunity to hear --

9 MAYOR LAYTON: Okay. I won't do it.

10 MR. MOSER: I'm sorry. I will be the  
11 bad guy.

12 MR. STONER: You will get a chance to  
13 see whatever plan they are going to present before  
14 it goes anywhere.

15 I mean, the one comment that you made  
16 that kind of resonated with me, sir, was when you  
17 were talking about Facebook. Facebook is not the  
18 end all, end all. It's another vehicle we're using  
19 to try and get the message out. And I just wanted  
20 it to be clear.

21 MR. STONE: What about the rest of it?

22 MR. STONER: What's that?

23 MR. STONE: I mean, it's promoted on  
24 Facebook. And then my comment was -- I commented  
25 the same words that I spoke here that it should be

1 brought to everybody's attention because it is such  
2 a big deal, you know. And what my response from  
3 the village was, well, it's just not feasible to  
4 send printed copies to all 900 residents.

5 MR. STONER: And I don't think that's  
6 changed.

7 MR. STONE: All 900 households.

8 MAYOR LAYTON: There always has been a  
9 plan to have a public meeting.

10 MR. STONE: I understand. But if  
11 nobody knows about it, it's going to be like this,  
12 you know, what I mean?

13 MAYOR LAYTON: You know, other than  
14 going door to door and knocking door to door, I  
15 don't know what the answer is.

16 MR. STONE: Hey, I got a mailbox in  
17 front of my house. You know, there is a post  
18 office right up the street.

19 MAYOR LAYTON: I know that. I'm aware  
20 of that. And we also send a water bill out every  
21 month that has information.

22 MR. STONE: Not when you're paperless,  
23 see?

24 MAYOR LAYTON: The only thing we can do  
25 is to attempt to get to everybody that we can get.

1 And we look at the water bill as mailing something  
2 to most of the community.

3 MR. STONE: Not everybody gets it.

4 MAYOR LAYTON: I understand that. I  
5 understand that.

6 MS. MORGAN: (Inaudible) electronic  
7 water bills said that they would go ahead and put  
8 that notice along with those. So we can --

9 MR. STONE: They didn't.

10 MAYOR LAYTON: We haven't had the  
11 meeting.

12 MR. STONE: I mean, about the  
13 comprehensive plan.

14 MAYOR LAYTON: That's what I'm saying.  
15 We haven't scheduled a meeting yet.

16 MR. STONE: I know but then you're  
17 asking for input about the comprehensive plan and  
18 the deadline is the 13th.

19 MR. STONER: Sir, I think what we can  
20 possibly do and I'm not trying to speak on behalf  
21 of the whole village but, I mean, I understand the  
22 point that you're trying to make, but we're not  
23 going to send out a 69-page thing to everybody in  
24 the community. That's not going to happen.

25 MR. STONE: How much did it cost to

1 have it written?

2 MR. STONER: Let me finish.

3 MR. STONE: Why wasn't that added into  
4 that part of the budget?

5 DR. MOCKUS: I don't know if -- I'll  
6 speak up but a post card mailer is very cost  
7 effective and could get a message to all of the  
8 village residents.

9 MR. STONER: And that's exactly what I  
10 was going to say, but I can't get my phrase  
11 finished. So what I'm trying to say is I  
12 understand your point. We could send out a mailer  
13 to everyone in the village a one-page mailer that  
14 wouldn't cost very much money, to say that we're  
15 going to have a meeting so that people can come to  
16 the meeting and talk about the plan.

17 But it's not cost effective for the  
18 village or for anyone to send out a 69-page  
19 document to every person in the village when  
20 several of the people probably don't care about it  
21 to begin with. You have to target the people that  
22 need to be targeted and we can target everyone in  
23 the village by bringing them into the meeting if  
24 they so choose. But by printing a 69-page  
25 document, it's a waste of resources and it's a

1 waste of funds when you can just put --

2 (Inaudible).

3 MR. STONER: Did you hear what I just  
4 said? We can put a link to it in a post card and  
5 you can check the link and everybody is getting the  
6 same link. You can go online and look. Most  
7 people have online access. They don't all have  
8 water bills but they all have online access for the  
9 most part.

10 But I'm just saying that it's just  
11 something that we can help -- your point is well  
12 taken, but we're not going to mail out a 69-page  
13 document to everyone in the village. It's just a  
14 bad use of funds. But we will invite you to the  
15 meeting to talk about it.

16 MR. STONE: How much did it cost to get  
17 a comprehensive document made up in the first  
18 place? You know, was it \$10,000? \$12,000?  
19 \$20,000?

20 MR. STONER: I can't speak to that.  
21 I'm not on council.

22 MR. STONE: I mean, you budgeted that  
23 to have it done, why didn't you budget something to  
24 get the word out to everybody?

25 DR. MOCKUS: Maybe some copies at the

1 library that are accessible to people.

2 MS. MORGAN: We have some here.

3 DR. MOCKUS: Okay.

4 MS. MORGAN: We have printed copies  
5 available and (inaudible).

6 MR. STONE: You put it out here on the  
7 table?

8 MS. MORGAN: We did. I'll have to  
9 check and see if they have been taken or not but,  
10 yes, we have had them. We had one in here, and we  
11 sent one over to the library.

12 MR. STONER: Anyone else on council  
13 have anything more to say about this topic or any  
14 other topic?

15 MR. MCFARLAND: I have nothing further.  
16 Thank you.

17 MR. STONER: Scott?

18 MR. JACOBS: No.

19 MR. STONER: Valerie?

20 DR. MOCKUS: Thank you.

21 MR. STONER: Jim?

22 MAYOR LAYTON: Motion to adjourn.

23 MR. STONER: Motion to adjourn made  
24 by -- oh, wait, before we adjourn. The next  
25 regularly schedule meeting is September 11 at



1 6:00 p.m. Now, I'll take Jim's motion to adjourn.  
2 Do I have a second?

3 MR. JACOBS: Second.

4 MR. STONER: Jacobs. And the time is  
5 7:38. 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.

15 (MOTION APPROVED.)

16 MR. STONER: We are adjourned. Thank  
17 you all for coming.

18 (Thereupon, the proceedings concluded at 7:36 p.m.)

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CERTIFICATE

I, Rebecca A. Gause, Court Reporter,  
do hereby Certify that the foregoing is, to the  
best of my knowledge and ability, a true and  
accurate transcription of the audio recording.

IN WITNESS WHEREOF, I have hereunto set  
my hand and affixed my seal of office at  
Newark, Ohio on this 15th day of October, 2023.

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

My commission expires May 21, 2024.

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