

VILLAGE OF HEBRON
PLANNING & ZONING MEETING MINUTES
September 11, 2023
6:00 P.M.

This meeting was held both remotely and in person.

CALL TO ORDER

Chairman Rick Stoner called the meeting to order at 6:00pm

PLEDGE OF ALLEGIANCE

Chairman Stoner requested everyone join in the Pledge of Allegiance.

ROLL CALL

Planning & Zoning Board Members present: Chairman Rick Stoner, Dr. Valerie Mockus, Mr. Mike McFarland, Mr. James Layton, and Mr. Scott Jacobs.

Visitors in attendance: Numerous (Please see sign in sheet)

Others in attendance: Village of Hebron Zoning Attorney David Moser, Economic & Community Development Director Brittany Misner, Community Development Assistant Bonnie Miller, and V3 Engineer Stephen Kopcheck.

PUBLIC HEARING:

No decision will be made at this Public Hearing. It will be made either during the regular meeting or within 30 days of the date of the Public Hearing.

Oath to Witnesses:

Anyone wishing to comment during a public hearing must take the witness oath or their comments cannot be considered. It is suggested that you stand and participate in the group witness oath to ensure your comments will be considered as part of the official record.

Public Hearing to consider the following:

Pulte has applied for a Preliminary Planned Residential Development (PRD) to be located just South of 103-109 Canal Road, pursuant to Chapter 1141 of the Village of Hebron Planning & Zoning Code.

Comments/concerns made in the public hearing include the following:

- How/if the PRD will connect to Sands Drive
- Water movement/impact downstream
- Southern border with farmland
- Addressing current drainage tiles
- Canal Road improvements
- Park and dredge

Public Hearing Adjournment

A motion to adjourn from the public hearing and reconvene into the regular meeting was made by Board Member by Mr. Jacobs. Second by Dr. Mockus. The motion passed by a unanimous vote of all members present at 7:37 p.m.

Items Requiring Action:

Pulte has applied for a Preliminary Planned Residential Development (PRD) to be located just South of 103-109 Canal Road, pursuant to Chapter 1141 of the Village of Hebron Planning & Zoning Code.

A motion was to approve with conditions to be addressed. Second by Mr. Jacobs. The motion passed by a unanimous vote of all members present.

Economic & Community Development Monthly Report

Mrs. Brittany Misner, Economic & Community Development Director, presented her monthly report on development projects, permits issued for August, and Code Enforcement cases.

Village Zoning Attorney Report

Attorney David Moser gave an update on Code Enforcement Cases sent to him for prosecution. He is actively working with the six (6) property owners who were issued prosecution notices to get violations resolved. Attorney Moser also provided suggestions for amendment changes to Village Zoning Code.

Planning & Zoning Board Member Discussion

Board members requested the Economic & Community Development Report include more in-depth information regarding code enforcement cases as in previous reports. Board members also would like the following items to possibly be considered for more specific Ordinance language:

- Condos
- Trailers
- Home Occupations

The next regular meeting will be held October 2, 2023, at 6:00 p.m.

ADJOURN

A motion to adjourn at 8:21 p.m. was made by Board Member Mr. Layton. Second by Board Member Mr. Jacobs. The motion passed by a unanimous vote of all members present.

Rick Stoner, Chairman

Attest:

Brittany Misner, Economic & Community Development Director