

**VILLAGE OF HEBRON  
PLANNING & ZONING MEETING MINUTES  
November 6, 2023  
6:00p.m.**

This meeting was held both remotely and in person.

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Chairman Rick Stoner requested everyone join in the Pledge of Allegiance.

**ROLL CALL**

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

Visitors in attendance: Numerous visitors. (Sign-in sheet)

Others in attendance: Village of Hebron Zoning Attorney David Moser (virtual), and Economic & Community Development Director Brittany Misner.

**APPROVAL OF MINUTES**

July 10<sup>th</sup>, August 7<sup>th</sup>, and September 2<sup>nd</sup>, 2023, Minutes

The motion to approve the minutes as presented were passed by a unanimous vote of all members present.

**PUBLIC HEARINGS:**

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

**Oath to Witnesses:**

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

**Public Hearing to consider the following:**

**Jeff Stein has applied for a Conditional Use in compliance with Zoning Code 1113. The applicant is requesting the property located at 161 N. High Street be approved for a conditional use to occupy/operate a dog groomer business. (Zoning Code, Chapter 1137.03 (e))**

Board member Mike McFarland asked about drains to catch dog hair and if there are any requirements related to stormwater drains. Jeff Stein stated that the business owner has tables with their own drains to catch dog hair. Jeff Stein will research this question and follow up with Economic and Community Development Director Brittany Misner.

**Public Hearing to consider the following:**

**Bob Jude has applied for a Variance. The applicant has applied for a variance for new residential construction for the property located at 602 W. North Street. (Zoning Code, Chapter 1115 & 1123.04)**

Board member Dr. Mockus expressed concern with the safety of the homeowner getting in/out of garage due to oncoming traffic. Mr. Jude stated that there is a stop sign in at the corner, therefore, speed should not be a concern.

**Public Hearing to consider the following:**

**Motion to recommend to Village Council that proposed amendments to the Hebron Village Planning and Zoning Code prepared by legal counsel be approved as requested.**

Village Zoning Attorney, David Moser, discussed the following proposed amendments:

1. Farm animals (residential)
2. Short-term residential rentals
3. Bed and Breakfast Inns
4. Appendix B – Schedule of Fees
5. Off-street parking
6. Home occupations
7. Dog kennels

Board member Rick Stoner asked why the fees would not start until June of 2024. Village Zoning Attorney David Moser stated that only one fee would start in June of 2024. (Work performed without a permit) He stated that it was due to the Village needing time to inform Village residents. Mr. Moser stated that all other fees would be effective immediately if approved by Council.

**Public Hearing to consider the following:**

**New S & M Investments, LLC has applied for a Site Development Plan in compliance with Zoning Code 1109. The applicant is requesting the property located adjacent to 122 Arrowhead Blvd. be given preliminary approval to construct and operate an extended-stay hotel. (Zoning Code, Chapter 1109)**

Jihad Hallany from Vision Engineering briefly discussed the extended stay hotel. He stated that this extended stay hotel will have 77 parking spots and that it will be located adjacent to the Best Western Hotel that currently exists and will be owned by the owner of the existing hotel. Visitor Patrick Murphy asked if this extended stay hotel will ever be built. He stated that he has been invited to public hearings for this same extended stay hotel project three (3) separate times but nothing ever moves forward. Visitor Andrea Chapman stated she has “extreme concerns” over this economy extended stay hotel. She would like to see pictures of other Woodspring Suites Extended Stay Hotels after 10 years and 15 years of being built. Andrea would also like to know what the average stay is of the first five (5), ten (10), fifteen (15), and twenty (20) years. She asked if there would be usable open spaces for people who stay there. She stated that she doesn’t think it’s a good fit for the Village of Hebron.

**Public Hearing Adjournment**

A motion to adjourn from the public hearing and reconvene into the regular meeting passed by a unanimous vote of all members present at 6:54 p.m.

**Items Requiring Action:**

**New S & M Investments, LLC has applied for a Site Development Plan in compliance with Zoning Code 1109. The applicant is requesting the property located adjacent to 122 Arrowhead Blvd. be given preliminary approval to construct and operate an extended-stay hotel. (Zoning Code, Chapter 1109)**

Board member Mr. Layton made a motion to approve/recommend to Council. Second by Board member Mr. Jacobs.

**Jeff Stein has applied for a Conditional Use in compliance with Zoning Code 1113. The applicant is requesting the property located at 161 N. High Street be approved for a conditional use to occupy/operate a dog groomer business. (Zoning Code, Chapter 1137.03 (e))**

Board member Dr. Mockus made a motion to approve with the condition that requested information be provided to Brittany Misner. (dog hair going into wastewater drains) Second by Board member Mr. Jacobs.

**Bob Jude has applied for a Variance. The applicant has applied for a variance for new residential construction for the property located at 602 W. North Street. (Zoning Code, Chapter 1115 & 1123.04)**

Board member Mr. Layton made a motion to approve. Second by Board member Mr. Jacobs.

**Motion to recommend to Village Council that proposed amendments to the Hebron Village Planning and Zoning Code prepared by legal counsel be approved as requested.**

Board member Mr. McFarland made a motion to recommend to Council. Second by Board member Dr. Mockus.

**Motion to hold a public hearing for round two (2) proposed amendments to the Hebron Village Planning and Zoning Code prepared by legal counsel.**

Village Zoning Attorney, David Moser, discussed the following proposed amendments:

1. Add a Condo District (R-6)
2. Update Zoning District Chart – Appendix section
3. Add specific language for fence requirements
4. Update sidewalk requirements to apply requirements to all residential property owners

Board member Mr. Layton made a motion to hold the public hearing at the December 4<sup>th</sup> Planning and Zoning meeting at 6:00 p.m. Second by Board member Mr. McFarland.

**Visitor Comments**

Andrea Chapman asked what was being done about trailers in the Village. Village Zoning Attorney David Moser stated that he is still working on this and will have more to present at the December 4<sup>th</sup> Planning and Zoning meeting.

**Economic & Community Development Monthly Report**

Mrs. Brittany Misner, Economic & Community Development Director presented her monthly report on proposed 2024 Planning and Zoning meeting dates (Board will vote on final dates at December 4<sup>th</sup> meeting) and informed the Board that Community Development Assistant Bonnie Miller and Mrs. Misner will be dedicating a minimum of one (1) day each month to Code Enforcement.

**Village Zoning Attorney Report**

Attorney David Moser spoke about having more to present on the trailer topic at the December 4<sup>th</sup> meeting. Mr. Moser also gave an update on Code Enforcement Cases sent to him for prosecution.

**Planning & Zoning Board Member Discussion**

Board members Mr. Layton and Mr. Stoner wanted to thank Economic and Community Development Director, Brittany Misner for doing a great job on getting Code Enforcement caught up.

The next regular meeting will be held December 4<sup>th</sup>, 2023, at 6:00 p.m.

**ADJOURN**

A motion to adjourn at 7:21 p.m. was made by Board Chairman Rick Stoner. Second by Board Member Dr. Mockus. The motion passed by a unanimous vote of all members present.

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Rick Stoner, Chairman

**Attest:**

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Brittany Misner, Economic & Community Development Director