

**VILLAGE OF HEBRON
PLANNING & ZONING MEETING MINUTES
December 4, 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. (See sign-in sheet)

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

APPROVAL OF MINUTES

November 6th, 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:

The Village of Hebron has applied for a Zoning Amendment, in compliance with Zoning Code 1111. The applicant is requesting the property located at 3261 Hebron Road be rezoned from C1 – Conservation-1 District to M1 – Manufacturing-1 District.

No comments were made.

Public Hearing to consider the following:

To review and provide a recommendation to Village Council on proposed amendments to the Hebron Village Planning and Zoning Code prepared by legal counsel be approved as requested. The proposed amendments are as follows:

- 1) new regulations for condominium residential district (R6)**
- 2) amendment to Appendix E (Zoning District Chart)**
- 3) amendment to Chapter 1147 (Special Provisions-Fences)**
- 4) amendment to Chapter 1179 (Subdivisions-Sidewalks)**

Board Chair Rick Stoner asked for clarification of language on page 7. Council member, Randy Wolf asked Attorney David Moser if tenants were responsible for maintaining sidewalks. Attorney Moser stated sidewalk maintenance falls back on the property owner.

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 6:16 p.m.

Items Requiring Action:

The Village of Hebron has applied for a Zoning Amendment, in compliance with Zoning Code 1111. The applicant is requesting the property located at 3261 Hebron Road be rezoned from C1 – Conservation-1 District to M1 – Manufacturing-1 District.

Board member Mr. McFarland questioned whether the Village even needs a billboard sign. Mr. McFarland is also concerned about the morality of anyone leasing the billboard sign. Board member Mr. Jacobs made a motion to approve to recommend to send to Council. Second by Board member Mr. Layton.

To review and provide a recommendation to Village Council on proposed amendments to the Hebron Village Planning and Zoning Code prepared by legal counsel be approved as requested.

The proposed amendments are as follows:

- 1) new regulations for condominium residential district (R6)
- 2) amendment to Appendix E (Zoning District Chart)
- 3) amendment to Chapter 1147 (Special Provisions-Fences)
- 4) amendment to Chapter 1179 (Subdivisions-Sidewalks)

Board member Mr. McFarland made a motion to approve with conditions to recommend to send to Council with the following altered, proposed language: Sidewalk maintenance responsibility-The Village has determined that it is necessary to require the repair and maintenance of sidewalks and keep them free from obstruction or nuisance. Accordingly, public sidewalks serving all classifications of property will be the responsibility of and shall be maintained by the abutting property owner. Abutting property owners are responsible for maintaining, repairing, or replacing sidewalks and must keep sidewalks clear of snow and ice. Second by Board member Mr. Layton.

Visitor Comments

Jeff Minhinnick is interested in purchasing a piece of property (Parcel Number 075-345324-00.008), currently zoned General Commercial and wants to know if it is a possibility to rezone to a Manufacturing District in the future. Mr. Minhinnick owns an asphalt business in Whitehall and wants to relocate said business to the Village of Hebron. Randy Wolf is concerned about the smell and aesthetics of an asphalt business.

Economic & Community Development Monthly Report

Mrs. Brittany Misner, Economic and Community Development Director presented updates on code enforcement cases and development project status.

Village Zoning Attorney Report

Attorney David Moser spoke about abatement, violation notices, property highlights, and zoning amendments (enhance and highlight the abatement process).

Planning & Zoning Board Member Discussion

Board member Mr. McFarland spoke about the possible relocation of the Hebron Library. He stated that the relocation could be a great thing for Village residents. Board members Mr. McFarland, Mr. Stoner, and Dr. Mockus wanted to thank Mayor James Layton for his years of service with the Village. Mayor Layton thanked everyone for a good four (4) year term.

The next regular meeting will be held January 8th, 2024, at 6:00 p.m.

ADJOURN

A motion to adjourn at 7:26 p.m. was made by Board member Mr. Layton. Second by Board Member Dr. Mockus. The motion passed by a unanimous vote of all members present.

Rick Stoner, Chairman

Attest:

Brittany Misner, Economic & Community Development Director