

HILLSBORO PLANNING COMMISSION

December 22, 2008 – 7:00 p.m.

Present: Eric Smith, Chairman
Richard Zink, Mayor
Ralph Holt, SSD
David Lowell

Absent: Dennis Butler
Dan Benkiel

The December 22, 2008 meeting of the Hillsboro Planning Commission was opened approximately half an hour late in order that there might be a quorum. Chairman Smith called the meeting to order in the Hillsboro Council Chambers of the Highland County Justice Center at 130 Homestead Avenue. The minutes of the November 15, 2008 meeting were approved with a motion by Mayor Zink and seconded by Mr. Holt.

Clay Barker representing Salem Hillsboro Land Company came forward and introduced Tim Boler. Mr. Barker said that they were the ones who wanted to get the street in and get Sonic in place on one of their lots. He said that they had been working with Sonic on a contract to get them to agree to share maintenance with them on the roadway they propose to build because they couldn't get an agreement from the city to be willing to take over the road. Sonic does not want ownership of a road with other property owners on the other sites.

Mr. Barker said that he was there to talk about whether or not the city would take ownership of the road and they could get Sonic to agree to do a deal and move in. Chairman Smith asked if Mr. Barker's main purpose was to get approval to construct the streets shown in the submittal. Mr. Barker said that the reason they were at the meeting was that Sonic is not agreeing to do the deal without approval from the city that they will dedicate the road and take it over.

Mayor Zink said that whatever recommendation the commission makes would have to go to City Council for final approval. Mr. Barker said that they were willing to pay for all of the roadway; they were not asking the city to pay for any of the initial costs. They are also extending the water and sewer to all of the sites and extending the water main all the way over to Route 73 that would allow the city to extend that water main down 73 for future development. He thought there was some added value there for the city.

Mr. Holt said that they wanted the street to be basically squared-off and Mr. Barker said that they were agreeable to that. Mr. Smith said that a couple things on the submittal; they are not showing the concrete island and the "right turn only". Mr. Barker said that it would be a "right in – right out" that they were agreeing to that on Harry Sauner with an island. Mr. Holt said that he was going to have Steve Pence go out and measure 73. He wanted to see if we have room there for a dedicated left hand turn lane from the north there. He wanted to see what was required there northbound as far as a right turn lane.

Mr. Lowell said that there would have to be some fill in there because it drops off and Mr. Holt said that the issue there is that the speed limit is 35 mph. Mr. Holt said as far as he was concerned he didn't have a problem with the city maintaining the street if in fact we're looking at bringing other businesses into Hillsboro. He thought it was the least they could do to maintain the street.

Mr. Barker said, "By you taking and dedicating this street, it will enable us to get Sonic in place and when Sonic's in place it will make it a lot easier for us to develop the other two lots which will bring in more jobs, more payroll taxes, more property taxes and it's going to generate quite a few tax dollars. I think that we're going to absorb the initial cost of a heavy-spec road which from what my engineer tells me; you are going to have snow removal and things like that. I mean you'll have that expense but actual road repairs, you might be looking at eight years downstream before you really get into any serious type of patching or repairing if we build this heavy road and it's at a pretty high expense on our part."

Mr. Holt asked if Mr. Barker was talking about the storm sewers and gutters and Mr. Barker responded in the affirmative. Mr. Barker said that they were going to build the road to the spec that they agreed to on the print that was submitted to Ralph.

Mayor Zink made a motion to recommend to Council depending on the width of 73 as far as the turn lanes go and Mr. Holt seconded the motion. Mr. Lowell asked about the water line and Mr. Barker showed him on the engineer drawings. He said that Randy Barr liked the idea because they were actually putting in a "loop system" in at their expense.

Chairman Smith said that he understood the motion was to allow these streets with all the items they had discussed and there would be some checking on Route 73 to see the width of the road. All members present voted yea; motion carried.

Mr. Barker asked when the Council would be meeting and Mayor Zink said it would be the 12th of January. Mr. Barker then asked that if City Council approves this for Sonic would he be able to take the minutes and use those to go ahead and resurvey the lots, have them platted properly for the dedication of the roadway to the city. Mr. Holt said that it would be by vote and it would be in the minutes.

With no further business to come before the commission; a motion to adjourn was made by Mr. Holt and seconded by Mr. Butler. Meeting adjourned.

Eric Smith, Chairman

Beverly Brown, Secretary

