

## **PUBLIC HEARING – LOWES’ ZONING**

A joint meeting of Hillsboro City Council and the Hillsboro Planning Commission met at 1490 North High Street in the Public Access building on Monday, June 6, 2005 at 6:14 p.m. for the express purpose of listening to public comment regarding the proposed zoning on the 19.051 acre tract of land north of Harry Sauner, east of State Route 73 and west of Careytown Road.

Anne McBride of McBride, Dale, Clarion is a zoning consultant who represents Lowes and the property owners who were requesting the zoning for the property. She introduced David Yost who was with Lowes. She explained that the property had been annexed in to the city in March of 2005 from Liberty township. The zoning request was for Industrial E that would be consistent with the surrounding zoning.

She said the proposed Lowes that is interested in the site is a little bit over 111,000 square feet plus a garden center. She said that they meet and exceed all of the requirements in terms of parking, setbacks and so forth. She said that there is one out lot that is part of the development as well as a central storm water management area.

She said that the planning commission has already given its approval and they were requesting approval from the council. She said she was also asking if they were so inclined to grant approval; if it could be done as an emergency action since the council only meets once a month. She said that Lowes wanted to move forward with the development but did not want to close on the property until it is zoned.

Ms McBride had maps to help explain to council members the layout of the property. Mr. Walker asked about access to the property and she explained that they had two points of access proposed and it was mentioned that planning commission had proposed a change in the Careytown exit on to Harry Sauner. Ms McBride said that they had done a traffic impact analysis and they were going to be meeting with the safety-service director next week to discuss some other access issues related to the property which were separate to the zoning for the property.

There was a question about the distance from Harry Sauner to the proposed exit on State Route 73 and it was determined that it would be approximately 699 feet. There was also a question of whether or not people had been notified of the meeting and Mrs. Ellison said that everyone within 200 feet of the property line of Lowes had been notified.

With no further comments on the proposed zoning; President McCreight closed the hearing at 6.25 p.m.

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Beverly Brown, Secretary