

HILLSBORO PLANNING COMMISSION

November 3, 2009 – 7:00 p.m.

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

Absent: Dan Benkiel
Dennis Butler

The Hillsboro Planning Commission met in the Municipal Court Room of the Justice Center at 7:00 p.m. on November 3, 2009. The minutes of the September 15, 2009 meeting were accepted as presented.

Chairman Smith said that he understood that the property was already zoned Business C. Mr. Holt said that was correct; that Mark Wilson had come to his office and wanted to split the property and after talking he explained to Mr. Wilson that he needed approval from the owner to do that. Mr. Holt received an email from Mr. Ray Fenner and it said, "Mr. Holt, I spoke with Marvin Wilson earlier today. He stated that you needed to hear from me that I wished to divide the 10.5 acres north of Fenner Avenue into four tracts. This is an advance for your attention in this matter; that the 10.5 acre tract on Fenner Avenue be split into four tracts per Mark Wilson's instructions". So there's the request from Mr. Fenner. He explained to Mr. Wilson that if it was a single tract split; he could do that. Since it was four tracts it needed to be approved by the Planning Commission.

Mr. Holt made a motion to approve the lot split and Mayor Zink seconded the motion. Mr. Barreras said that when the apartments (Harper's Station) went in he remembered some discussion about that road along the apartments some day possibly going on back and lining the road up with Pea Ridge as much as they could. Mr. Holt said that was before he was safety-service director. Mr. Barreras said that he remembered discussion about taking Fenner directly across from Pea Ridge and bringing it out near the hospital thus eliminating the portion that now comes out at the light at the bottom of hill on State Route 73.

Mr. Holt said that he had a traffic study done on Pea Ridge and State Route 73 last year. Because of traffic and the accidents; it calls for a light there. Unfortunately when he talked to the State, there's a hump there like they had at Harry Sauner before the young man got killed there. He said the city didn't have any funding to do it right and if they are going to put a light there; the hump has to go away. There was some discussion concerning trucks starting on a heavy grade near the top of the hill and the ice problems they could encounter if they had to stop for a light.

The next discussion concerned the request for closing the alley on Springlake Avenue. Mr. Holt explained that at some time in the past there was designated a 50' right-of-way for the possible construction of a street that has never been developed. He said from Springlake it goes down and hangs a left and that goes all the way over to State Route 73 on North West Street. The request is to close that off so 25' would go to Springlake Condos and the other part would go to the condos on the other side. He said that he didn't know why it was developed to put that street there but he did know that Planning Commission needs to make a recommendation to council and there is going to be an open hearing on it prior to the next council meeting.

Discussion followed and Mr. Barreras asked what would happen to it if it were closed and Mr. Holt said that it would then be the responsibility of the two property owners. Mr. Barreras said that he thought all of the property owners surrounding this area would need to be notified before anything could be done and Mayor Zink agreed that they would need to be informed. He thought that it had been that way for years and it wouldn't hurt for another month or two and they would have to bear the survey costs and inform the other adjoining landowners to see if they are interested in doing that. Mayor Zink said that he would put that in the form of a motion. To contact the owners that would be on the east side of the easement and see if these people that are asking for this to be closed off and have deeded to each one; if they're going to bear the cost of the survey.

Mr. Lowell asked about the unimproved part of Terrace Avenue and wanted to know if that was going to remain as is. Mayor Zink said that some day that might come in handy for that parcel up where it says "Jesse Ray Reno" and all that area in around there; if that could ever be developed that would be needed there. Mr. Barreras said if he was going to develop the back lots he was going to need it and Mr. Holt agreed that he would have to have some kind of access to them. Mr. Barreras then mentioned that years ago the Parker family wanted to put down some gravel and then have the city take over the drive.

Chairman Smith said that if the Reno property or the back lots were developed then you were going to require them to turn left onto State Route 73 and then turn onto Springlake to get to High Street if it is closed. Mr. Barreras said that other than having someone cut the grass he didn't see an advantage and Mr. Holt said that he didn't see any advantage to the city. Mr. Lowell asked if the Joseph Leigh property would also only have access onto Terrace and Mr. Holt answered in the affirmative.

Mr. Holt seconded the motion to go ahead and contact all of the affected property owners, bring them in and hear their concerns and discuss closing that part of the alley. Mayor Zink stated that he didn't think this could be in a hearing on Monday night. He thought they needed to find out what their intentions were first. No member was opposed to the idea so the motion passed. Mayor Zink said they could come to the regular Planning Commission meeting on November 17th and explain what they have in mind.

Mr. Holt as a point of order said that any such decisions were made by Planning Commission. Everything that has to do with zoning or changes in property comes through Planning and a recommendation from Planning goes to Council. That's how it works; it's not the other way around.

Mr. Holt said that he had looked at Trenton Street and there's a building on that. He said if they would look at the GIS provided, he didn't see what use that could be to the city. Mr. Barreras said that he thought they had vacated that a long time ago and was told that was another alley on Trenton. Mr. Holt made a motion to recommend to Council to go ahead and vacate the alley because he did not see any purpose for the city to keep it. Mayor Zink seconded the motion and all members voted yea. President Smith said that they had already passed a motion, however; if something would come up at the public hearing they will have a meeting after that and if necessary they could go with a new motion if needed.

A public hearing will be held on the rezoning on November 9, 2009 at 6:15 p.m. With no further business to come before the commission, Mayor Zink made a motion to adjourn and Mr. Lowell seconded the motion. Meeting adjourned.

Eric Smith, Chairman

Beverly Brown, Secretary