

# HILLSBORO PLANNING COMMISSION ANNUAL MEETING

February 19, 2008 – 7:00 p.m.

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

Absent: Dennis Butler  
Kevin Barreras

Chairman Smith opened the Hillsboro Planning Commission meeting at 7:00 p.m. in the Hillsboro City Building Conference Room at 130 North High Street. The minutes of the January 15, 2008 meeting were approved as presented.

The first item on the agenda was a request from Lesia Langston-McKenna for rezoning the property at 280 Chillicothe Avenue from Residential A to Residential B. It has been a business since 1962 and when they placed it on the market for sale, they were told that the zoning was Residential A. She was acting on behalf of her mother, Olivia Arlington with Power of Attorney.

The members spent some time looking at a map of the area to review the zoning of other properties in the area. Most of the properties in the area are zoned Business C except for a couple houses and the school property. The request is for Residential B so that it may continue to be used as an office for dental, doctor or real estate office. Mr. McKenna explained that the property really has no other use at this time. It was not built as a home and it would be almost impossible to convert it into a residential property. Mr. Holt said that the lot wouldn't meet the requirements for Residential A.

They wanted to get the zoning changed so it could continue to have a useful life; otherwise it could very well become an abandoned property. Mr. Lowell said that he doubted that that piece of property between there and the Business C property would ever be used as Residential A. Mr. Holt made the motion to send it to a public hearing to hear public comment on whether or not it should be zoned Residential B and Mr. Lowell seconded the motion with all members present voting yea. There was some discussion on when a public hearing could be held and if the hearing is advertised immediately, then there could be a joint public hearing before the Council meeting on April 14, 2008 at 6:00 p.m.

The next item on the agenda was a request from Hillsboro City Schools represented by School Board President Darrell Wilson and Treasurer Jeff Anderson to change the zoning on the Main Street Primary property from Residential A to Residential B. Mark Wilson is looking at the property (410 East Main Street, 149 Chillicothe Avenue) and there was a request for signage.

Mr. Holt explained the if the rezoning takes place and Mr. Mark Wilson is the owner; then he would come and request the sign variance from the Council committee.

Mark Wilson has shown an interest in turning the property into offices and evidently has spoken with some of the residents in the area. Mr. Holt made a motion to send this request to a public hearing on the same night as the previous request and Mayor Zink seconded the motion. All members present voted yea. The public hearing is to be held on April 14, 2008 at 6:30 p.m. before the April Council meeting.

Mr. Holt brought to members' attention some information that he had received from WODA and their proposed subdivision on Pea Ridge Road. It would be located behind the church that Mike Brown has out there. He said he had some concern about where they were building it and he showed a plat for the proposal for rental properties. Mr. Holt said that they (Planning Commission) had a right to make comments and it was dated February 9<sup>th</sup> and they have forty-five days to reply. Chairman Smith said that there wasn't enough information on the plat to tell whether it met any zoning requirements as far as lot size or street widths.

There was additional discussion on access to water and sewer and what would happen if the creeks are disturbed on the property. Mayor Zink said that he thought they should write them a letter and tell them that we don't have enough information and at this point in time, with the information we have, we're against this subdivision. Mayor Zink made a motion to say "No" with the information that we had and Mr. Benkiel seconded the motion with all members present voting yea.

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

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Eric Smith, Chairman

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Beverly Brown, Secretary