

HILLSBORO CITY COUNCIL

Public Meeting

130 Homestead Drive

Hillsboro, Ohio

6:30pm

12-13-2021

A public hearing was held to hear comment from the public on the proposed rezoning of the following property from Industrial E to Business and Residential D.

Elm Street	25-25-001-048.00
Elm Street	25-25-001.049.00
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Elm Street	25-25-001-051.00
Elm Street	25-25-001-052.00
Elm Street	25-25-001-053.00

And proposed zoning of Business and Residential D for parcel at 849 South High Street: parcel number 25-56-001-018.00

Those in attendance were Councilmembers Patty Day, Claudia Klein, Greg Maurer, Ann Morris, Mary Stanforth, Adam Wilkin and President Tom Eichinger. Planning Commission members Brianne Abbott, Bill Sims, Chair Rob Holt and Tracy Aranyos. Also present was clerk Kimberly Newman. HAEDC members Drew Hastings, Chris Lewis and secretary Debbie Sansone.

Council President Tom Eichinger opened the meeting and invited Planning Commission chair Rob Holt to address the proposed rezoning. Planning Commission chair, Rob Holt explained the six parcels on Elm Street encompassing the Gross-Feibel property are being considered for rezoning from Industrial E to Business and Residential D, while it is also proposed to zone 849 South High Street Hillsboro Christian Academy as Business and Residential D, the rezoning would allow the Gross-Feibel property to be contiguous with what's already around it, the South High property was incorporated but never given any zoning.

Public comment was from Drew Hastings, who spoke on behalf of the Hillsboro Area Economic Development Corporation, who stated the HAEDC owns the Gross-Feibel property.

Mr. Hastings stated that the board was mystified by the proposed zoning change because it was prompted by the city instead of the property owner, which he said was improper. Safety & Service Director Brianne Abbott stated that it is the same procedure we've used in the past. She cited parcels on Fenner Avenue that were rezoned to D because they weren't cohesive with that development, while parcels on Northwoods Drive were rezoned because they had been zoned as farmland. Everything is really spot zoned, as you're aware, Abbott said. The spirit of the Planning Commission is to make sure everything's zoned appropriately. Our procedure in the past is to first bring it to the planning commission to get their recommendation, and then we have this public hearing for public comment, which is what we're doing now. Ms. Abbott told Mr. Hastings the HAEDC could have been contacted prior to, but the spirit of the public hearing is to get feedback.

Mr. Hastings stated the HAEDC received a form letter in the mail about three weeks ago notifying them there's a proposed zoning change on the property. Mr. Hastings also stated that the city can legally push this zoning change, but it's very improper in the manner they're pursuing it. Hastings further said the HAEDC may even be supportive of this zoning change on their property, if it turns out to be in the best interest of the community and overall economic development. We would just like to have the facts to be

able to make an intelligent decision about this. Hastings then asked who initiated the zoning change proposal. Chair Rob Holt said Mayor Justin Harsha brought it to the Planning Commission's attention. Hastings said the administration didn't give the HAEDC the courtesy of a heads-up or a reason why this was being initiated. He stated one of the biggest questions HAEDC has, is why is this being initiated?

Chair Rob Holt said that the proposed zoning change would allow for pretty much anything but a bowling alley.

Mr. Hastings asked if this zoning change goes through, did the administration have a plan. SSD Abbott said that it is the HAEDC's property, so no, we are not planning anything, further stating that there is a day care next door, so it's not perfect for industrial, and there is residential area behind, and there's proposed new development nearby that doesn't really support industry as well.

Both Holt and Abbott also said that the industrial area is moving toward Hobart/Carl Smith Drive. Hastings said there is still a market for industry and named some smaller options, such as a fencing business, as potential ideas for the site.

That should be pretty compatible, Abbott said, as mentioned, the only thing that's really not allowed in this district is a bowling alley.

Debbie Sansone asked about a warehousing or distribution business.

Rob Holt answered, the way we looked at that is it's my understanding the property was planning to be demolished and that particular site isn't really heavily conducive to heavy semi traffic. Planning Commission discussed if that was the best area to have that type of industry, and Planning Commission had discussions in regard to that and the answer was no.

Mr. Hastings said that was a sane reason, but again stated that HEADC was not contacted and he didn't know why it's necessitated that it's being done now. Hastings mentioned potential demolition by HAEDC at Gross Fiebel and hiring Rainbow to check asbestos.

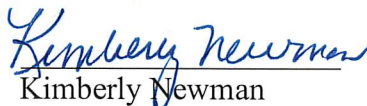
Mr. Holt told Hastings that there won't be a decision made tonight, more discussions.

Planning Commission member Bill Sims added that the tenor of the discussion was to broaden the prospects of development for the area, rather than to limit it in any way.

Public Hearing adjourned at 6:45 pm



Rob Holt
Chair of Planning Commission



Kimberly Newman
Clerk of Council and Planning Commission