

Hillsboro Planning Commission Meeting Minutes
February 22, 2022 – Meeting - 5:30 p.m.
Old Firehouse 108 Governor Trimble Place Held after Public Hearing

HILLSBORO PLANNING COMMISSION

CALL TO ORDER

At 5:30 p.m. Rob Holt Chair called the Hillsboro Planning Commission meeting to order.

ROLL CALL

The following were present for the meeting: Rob Holt; Chair, Brianne Abbott; Safety Service Director, Mayor Justin Harsha, Bill Sims, Avery Elliott, Todd Heskett and Paul Worley. Also in attendance were Clerk; Kimberly Newman, Public Works Superintendent Shawn Adkins, Tracy Aranyos, Council President; Tom Eichinger, Council member Jason Brown and Administrative Assistant II Jennifer Smith.

DETERMINATION OF QUORUM

A quorum was met.

APPROVE MINUTES

The minutes from Planning Commission Organizational meeting, Regular meeting and Public Hearing held on January 18, 2021 were presented and approved as read.

CORRESPONDENCE – None

UNFINISHED BUSINESS – Zoning recommendation Business & Residential D, Residential B and remaining Industrial E

DISCUSSION: SSD Brianne Abbott presented a zoning map including the three half blocks discussed at the December 2021 meeting with additional parcels and a legend to detail Business to Residential D, Residential B and no change to Industrial E. Chair Rob Holt and Zoning & Annexation Committee Chair Jason Brown inquired of the timeline of the rezoning, if all necessary parties had been notified and of the timeline discussed at December 2021 meeting. It was voted on at December 2021 meeting to table the rezoning until the end of the quarter.

MOTION: Rob Holt moved to table the rezoning until the April 2022 Planning Commission meeting, seconded by Avery Elliott.

NEW BUSINESS –

Building Permit 22012, Construction Trailer, 120 Fenner Avenue – acknowledgment of temporary use

DISCUSSION: SSD Brianne Abbott informed Planning Commission that Building Permit 22012, Construction Trailer, 120 Fenner Avenue – acknowledgment of temporary use was approved due to request after the January Planning Commission meeting and the timeline and temporary need. BZA would typically approve this and the approval by SSD

was contingent upon BZA approval. Chair Rob Holt agreed the permit needed approval with contingency and needed approval from BZA at this meeting.

MOTION: Rob Holt moved to approve Permit 22012, seconded by Bill Sims. Vote all yeas. Permit 22012 approved.

COA 22-03 City of Hillsboro Colony Park 124 N. High Street

DISCUSSION: Mayor Justin Harsha advised Planning Commission of the general layout of COA 22-03 proposal for Colony Park completion. This would include sun shades, hanging outdoor lighting, and murals. COA Application and proposed pictures were given to all members for review. Mayor Harsha has discussed with Hillsboro High School Art Club to recreate two murals on alumicore and Mayor Harsha will contact others to create the remainder of murals to hang on the brick walls.

MOTION: Bill Sims moved to approve COA 22-03, seconded by Rob Holt.

Vote: Rob Holt-yes, Paul Worley-yes, Justin Harsha-yes, Brianne Abbott- abstain, Todd Heskett-yes, Avery Elliott-yes, Bill Sims-yes. COA 22-03 approved.

ACTION REQUIRED-

COA 22-03 City of Hillsboro Colony Park 124 N. High Street- approved

Zoning recommendation Business & Residential D, Residential B and remaining Industrial E- tabled to April Planning Commission meeting

NO ACTION REQUIRED-

Warranty Deed- Debra Tolle to Jesse Brownlee & Cristi Brownlee and Replat original town plat city of Hillsboro, being lot number 191-B, parcel no. 25-26-001-089.00 of the replat of in-lot number 191, PB 1, pg. 002, Jesse & Cristi Brownlee. Signed by SSD Brianne Abbott on 1-25-2022.

Residential Site Plan Review, 352 Johnson Street Lot 5, Hillsboro Ohio, Brandon Weisbecker, ramp platform for mobile home. No need for approval.

Replat Smith & Richards Subdivision, Michael E. Ferrell, being part of lot nos. 646 & 647, PB 01, pg. 40 parcel no. 25-43-001-051.00, renumbered to lot no. 647-A inclusive. Signed by SSD Brianne Abbott on January 13, 2022.

Replat of the city of Hillsboro, being lot number 26A of the replat of lot number 26 recorded in PB 1, pg. 2, parcel no. 25-43-001-231.00, renumbered 26A. Stephen R. & Sharon I. Cost. Signed by SSD Brianne Abbott on January 26, 2022.

Warranty Deed Stephen R. Cost and Sharon I. Cost, husband and wife, of Ross County. Ohio with general warranty covenants to GTD Holdings, LLC, of the 211 W. Main Street Land Trust, whose tax mailing address is 129 E. North Street, Hillsboro, Ohio 45133, the following real property parcel number 25-43-001-231.00, PB 1, pg. 2., Signed by SSD Brianne Abbott on 2-1-2022.

Commercial Site Plan SDP/Tom Sciroto, South Hillsboro- 899 Southeast St. Hillsboro, Ohio for Generator Replacement. Signed by SSD Brianne Abbott on 2-1-2022.

K&L Condominiums Phase 7, re-platted lot 1206A, PB 11, pg. 45, being part of lot no. 1206 A of the re-plat of in lot nos. 1202-1206. Signed by SSD Brianne Abbott on 1/26/2022.

Re-plat of Lot No. 25 Forest Lawn Subdivision, parcel nos. 25-42-01-037.00 & 25-42-001-036.00 Boone Homes, Inc. Lot No. 25-A. Signed by SSD Brianne Abbott on 2-1-2022.

Re-Plat for Thomas Van Ness & Dawn Van Ness, part of in-lots 463, 466, 467 Scott Ball parcel no. 25-44-001-164.00, OR 991, pg. 4291. Signed by SSD Brianne Abbott on 2-9-2022.

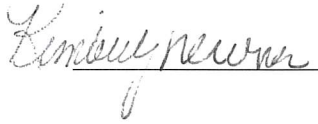
Re-Plat of part of in-lot no. 308, William Key's Sixth Addition, PB 1, pg. 7, Michael J. Gaines & David Satterfield, par of in-lots 304 & 306, parcel no. 25-46-001-041.00. Signed by SSD Brianne Abbott on 2-15-2021.

MOTION At 5:55 pm Chair Rob Holt moved to adjourn, seconded by Mayor Justin Harsha.

The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday March 21, 2022 at 108 Governor Trimble Place, Old Firehouse.



Rob Holt, Chair



Kimberly Newman, Clerk