

**Hillsboro Planning Commission Public Hearing Minutes**  
**CUP2022-01, V22-02, V22-03, Rezoning 850 W Main St.**  
**May 16, 2022 – Meeting - 5:30 p.m.**  
**Old Firehouse 108 Governor Trimble Place**

**HILLSBORO PLANNING COMMISSION**

**CALL TO ORDER**

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

**ROLL CALL**

The following were present for the meeting: Rob Holt; Chair, Brianne Abbott; Safety Service Director, Bill Sims, Paul Worley and Todd Heskett. Avery Elliott and Mayor Justin Harsha were absent. Also in attendance were Clerk; Whitney Seitz, Public Works Superintendent Shawn Adkins, Council President Tom Eichinger, Juanita Morgan, RD Morgan, Christina Ross, Greg Abbott, Mark Crowe, James and Jessi Burrier, Steve Wilkin, Leafee Beery, Pam and Randy Jackson.

**DETERMINATION OF QUORUM**

A quorum was met.

**CUP 2022-01** - 128 North High Street to allow an illuminated sign in the Historic District.

**DISCUSSION:** Chair Rob Holt discussed with Planning Commission the reasoning for a conditional use permit for an illuminated sign within the Historic District. Bill Sims stated it is hard to consider. "Once exceptions are made, we start to lose our standards." Greg Abbott of Abbott Image Solutions discussed the limited amount of light the sign would produce, and mentioned the sign would only be lit and return off the rear, it will not be through the face.

**MOTION:** Bill Sims moved to disapprove CUP 2022-01, seconded by Todd Heskett. Vote: Brianne Abbott-abstain, Rob Holt-yes, Todd Heskett-yes, Bill Sims-yes, Paul Worley-no. 3 yes, 1 opposed, 1 abstained. Conditional Use Permit 2022-01 was denied and not granted.

**V22-02**– 128 North High Street, to allow sizing on a wall sign.

**DISCUSSION:** Minimal discussion was had on sizing of wall sign.

**MOTION:** Chair Rob Holt moved to approve V22-02, seconded by Paul Worley. Vote: Brianne Abbott-abstain, Rob Holt-yes, Bill Sims-yes, Todd Heskett-yes, Paul Worley-yes. 4 yes, 0 opposed, 1 abstained. Vote carries. Variance Permit 22-02 granted.

**Rezoning 850 W Main St.** – Request to rezone 850 W Main St. to allow multi-family dwellings.

**DISCUSSION:** Christina Ross explained the structure originally was a single-family dwelling. The plans are to convert it to a two-family dwelling and build a du-plex or tri-plex in rear. Chair Rob Holt discussed the surrounding structures, seeing the request would be harmonious to its neighboring properties. Parking regulations were discussed.

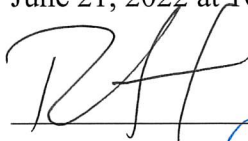
**MOTION:** Chair Rob Holt moved to approve rezoning request 850 W Main St, seconded by Paul Sims. Vote: all yeas. Rezoning request for 850 W Main St. to be presented to Hillsboro City Council. Public Hearing to be held with Council.

**V22-03** – 222 Vine Street, to allow a rear yard setback of 17 feet

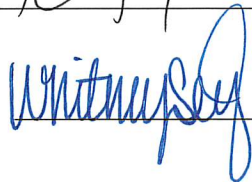
**DISCUSSION:** Chair Rob Holt discussed this lot is currently vacant. Holt advised to meet the development requirements of 1,000 square feet of living space, the property owners only choice was to build up, or request a variance. Public comments were concerned with the location of the house. Plans were viewed by public. Paul Worley noted Planning Commission is to review the setback request, not the aesthetics.

**MOTION:** Brianne Abbott moved to approve V22-03, seconded by Bill Sims. Vote: Brianne Abbott-yes, Rob Holt-yes, Bill Sims-yes, Todd Heskett-yes, Paul Worley-abstain. 4 yes, 0 opposed, 1 abstained. Vote carries. Variance Permit 22-03 granted.

**MOTION** At 6:02 pm Chair Rob Holt moved to adjourn, seconded by Paul Worley. The next meeting of the Planning Commission is scheduled for 5:30 pm on Tuesday, June 21, 2022 at 108 Governor Trimble Place, Old Firehouse.



Rob Holt, Chair



Whitney Seitz, Clerk