

Hillsboro Planning Commission Meeting Minutes
May 16, 2022 – Meeting - 5:30 p.m.
Old Firehouse 108 Governor Trimble Place Held after Public Hearing

HILLSBORO PLANNING COMMISSION

CALL TO ORDER

At 6:02 p.m. Rob Holt Chair called the Hillsboro Planning Commission meeting to order, immediately following the public hearing.

ROLL CALL

The following were present for the meeting: Rob Holt; Chair, Brianne Abbott; Safety Service Director, Bill Sims, Todd Heskett and Paul Worley. Justin Harsha and Avery Elliott were absent. Also in attendance were Clerk; Whitney Seitz, Public Works Superintendent Shawn Adkins, Council President Tom Eichinger, Juanita & JD Morgan and Pam & Randy Jackson.

DETERMINATION OF QUORUM

A quorum was met.

APPROVE MINUTES

The minutes from Planning Commission Public Hearing meeting held on March 21, 2022 were approved as read.

The minutes from Planning Commission Regular Meeting held on March 21, 2022 were approved as read, with clerical error corrections needed.

CORRESPONDENCE – None

UNFINISHED BUSINESS – None

NEW BUSINESS –

Definition proposals for Zoning Code

Proposal – Street name for new road

Proposal – Add Business and Residential D as a permitted district for Hi-Tech Industry with standards of lot size of 1 acre

Annual Review of Imagine Hillsboro Masterplan – Joint with Council

ACTION REQUIRED –

STREET NAME FOR NEW ROAD

MOTION: Bill Sims moved to approve naming the street “HAUKE-DRAGOO DRIVE” seconded by Chair Rob Holt. Vote: all yeas. Street name of “HAUKKEE-DRAGOO DRIVE” approved.

DISCUSSION: Planning Commission gives approval of street names; discussion was had on the street and reasoning of name. The location of the newly named street is within the Roberts Lane Extension project.

ADD BUSINESS & RESIDENTIAL D AS PERMITTED DISTRICT FOR HI-TECH INDUSTRY WITH STANDARDS OF LOT SIZE OF 1 ACRE

MOTION: Chair Rob Holt moved to approve adding Business & Residential D as a permitted district for Hi-Tech industries with standards of lot size of 1 acre, seconded by Paul Worley. Vote all yeas. Request to add hi-tech industries with standards of lot size of 1 acre to Business & Residential D approved.

DISCUSSION: SSD Brianne Abbott thanked Economic Development Coordinator Lauren Walker for preparing this request. Abbott explained chapter 155 lists industrial uses, but this would break down the differences between “regular” and “hi-tech.” This would give more opportunity for new developments. The vision is to give more businesses the opportunity to expand.

ANNUAL REVIEW OF IMAGINE HILLSBORO MASTERPLAN – JOINT WITH COUNCIL

MOTION: Chair Rob Holt moved to approve having a joint public meeting with Council to have the annual review of the Imagine Hillsboro Masterplan, seconded by Bill Sims. Vote all yeas. Joint Public meeting with Council to hold the annual review of Imagine Hillsboro Masterplan approved. Meeting to be set.

DISCUSSION: SSD Brianne Abbott stated Planning Commission and Council need to hold a joint meeting for the annual review of the Imagine Hillsboro Masterplan. Council President Tom Eichinger gave input to the Planning Commission to reach out to previous Chair Charlie Guarino as he was an instrumental piece to the masterplan.

NO ACTION REQUIRED-

-Residential Site Plan Review Merry Currie 258 East North Street Bed & Breakfast. Signed by SSD Brianne Abbott on 3-9-2022.

-Residential Site Plan Review Thomas Taberski 116 Elizabeth Drive concrete pad- 30 ft long x 10 ft wide- similar to driveway. Signed by SSD Brianne Abbott on 3-16-2022.

-Residential Site Plan Review Joseph Voshall 103 Elizabeth Drive – 24x32 pole barn with cement pad. Signed by SSD Brianne Abbott 3-22-2022.

-Residential Site Plan Review, Ronnie Kuhns 764 N. West St. Hillsboro, Ohio. 560 sq. ft. deck with composite decking and composite railing. Signed by SSD Brianne Abbott on 3-21-2022.

-Commercial Site Plan Review Josh Greene – Arrick’s Propane 741 North East Street, 30,000-gallon tank on concrete piers. Signed by SSD Brianne Abbott 3-28-2022.

-Residential Site Plan Review, Brandon Ballein 338 Chillicothe Avenue 25x10 ft. deck with composite decking boards. Signed by SSD Brianne Abbott 3-29-2022.

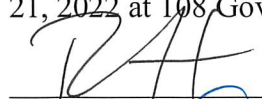
- Commercial Site Plan Review Shed Squad 735 South High Street Retail Portable Structures to comply with visibility triangle. Signed by SSD Brianne Abbott on 4-6-2022.

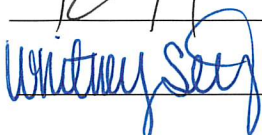
-Residential Site Plan Review, Amy Davis, 133 Westover Drive Inground Pool. Signed by SSD Brianne Abbott 4-21-2022.

-General Warranty Deed parcel no. 25-45-001-093.00 tax mailing address is 327 E. South Street, Hillsboro, Ohio 4513, being in- lot no. 392-A of the replat of Robert Stewart’s Addition formerly parts lot no 392 and recorded in PB 11, pg 325. Signed by SSD Brianne Abbott on 3-15-2022.

- Replat part of lot no. 539 to 539-A, William O. Collins Addition, parcel no. 25-18-001-016.00, PB 01., pg. 29, owned by Phillip F. & Patsy K. Holthouse. Signed by SSD Brianne Abbott on 3-28-2022.
- Replat part of in lot no. 409 to 409-A, Johnson's addition, parcel no. 25-44-001-062.00, PB 01., pg. 15, owned by Nancy E. Strawmyer, Signed by SSD Brianne Abbott on 4-6-2022.
- Replat part of lot no. 20 owned by John C. Wilkin Jr. parcel no. 25-35-001-009.00, OR 994, P. 475. Signed by SSD Brianne Abbott 4-28-2022.
- Certificate of Appropriateness COA22-17 Bells Opera House 109 South High St. Wall Sign. Approved by Lauren Walker, Code Official 5-3-2022.
- Replat part of lot no. 217, 218, and 227, conveyed to Susan Greer Mays, TOD parcel no. 25-45-001-041.00, O.R 995, pg. 1131. Signed by SSD Brianne Abbott 5-6-2022.
- Replat all of original lot no. 215 and 216, conveyed to Susan Greer Mays, TOD parcel no. 25-45-001-010.00, O.R 995, pg. 1131. Signed by SSD Brianne Abbott 5-6-2022.
- Replat of original lot no. 217 and 227, conveyed to Susan Greer Mays TOD parcel no. 25-45-001-011.00, O.R 995, pg. 1131. Signed by SSD Brianne Abbott 5-6-2022.
- Replat part of out lot no. 34, Jeff Everhartt, parcel no. 25-45-001-069.00, OR 916, pg. 147. Signed by SSD Brianne Abbott 5-9-2022.
- Replat part of in-lot no. 444 and 445 of Bell's Addition, parcel 25-18-001-034.00, PB 01, pg. 17. Signed by SSD Brianne Abbott 5-9-2022.
- Residential Site Plan Review, Randy & Pam Jackson, 124 Sherwood Drive Accessory Structure. Signed by SSD Brianne Abbott 5-10-2022.
- Certificate of Appropriateness, COA22-18 108 Governor Trimble Place Suite C, Wall Sign. Approved by Lauren Walker, Code Official 5-9-2022.
- Certificate of Appropriateness, COA22-19 158-160 West Main St. Debtim LLC, Paint Rear Wall Rockwood Red. Approved by SSD Brianne Abbott 5-10-2022.
- General Warranty Deed parcel no. 25-18-001-034.00, 109 Water Street, Ricky Todd Miller of Hillsboro, OH, for valuable consideration paid, grants, with general warranty covenants to Terry L. Frye and Velvet Frye, husband and wife, for their joint lives remainder to the survivor of them, whose tax mailing address is c/o Equity Resources, Inc., PO Box 5177, Newark, Ohio 43058-5177.
- Replat part of lot. 67, owned by Jenny M. Hilterban, Trustee, and William D. Hilterbran, Trustee parcel no. 25-43-001-118.00, O.R 986, pg. 1509.
- Transfer on Death Affidavit, Matthew Mays and Jeanette Swartz TOD beneficiaries of Susan Greer Mays, DOD 2/12/2022.
- Certificate of Appropriateness COA22-20 Highland County Historical Society, Temporary Banner for Pioneer Day. Approved by Lauren Walker, Code Official 5-12-2022.

MOTION At 6:46 pm Chair Rob Holt moved to adjourn, seconded by Brianne Abbott. 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