

**Hillsboro Planning Commission Meeting Minutes**  
**September 19, 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 meeting to order.

**ROLL CALL**

The following were present for the meeting: Rob Holt; Chair, Bill Sims, Avery Elliott, Brianne Abbott; Safety Service Director and Paul Worley. Mayor Justin Harsha and Todd Heskett were absent. Also in attendance was Clerk; Whitney Seitz, Councilmember Mary Stanforth and Public Works Superintendent Shawn Adkins.

**DETERMINATION OF QUORUM**

A quorum was met.

**APPROVE MINUTES**

The minutes from Planning Commission Regular Meeting held on August 15, 2022 were approved as read.

**CORRESPONDENCE – None**

**UNFINISHED BUSINESS – None**

**NEW BUSINESS –**

Jennifer Lance & John Bohl – S High St. Proposal  
Goodwill Site Plan – 500 Harry Sauner Road

**ACTION REQUIRED –**

Goodwill Site Plan – 500 Harry Sauner Road

**JENNIFER LANCE & JOHN BOHL – SOUTH HIGH ST. PROPOSAL**

DISCUSSION: Jennifer Lance and John Bohl, owners of colonial animal clinic, proposed to planning commission building a new veterinarian clinic on S High St, referenced as the old library parcels. A few of the parcels included are zoned Residential A and others are zoned Business C. SSD Brianne Abbott discussed the possibility of the county requiring a survey. Abbott shared if parcels are combined, the zoning code states the property would become of the lesser restrictive zone, which would be Business C. Additional questions were asked regarding signage, requirements for building plans which were answered by Chair Rob Holt. Planning Commission advised the next step would be to submit a site plan with setbacks for further review. Planning Commission Chair Rob Holt noted the excitement of new development.

## **GOODWILL SITE PLAN – 500 HARRY SAUNER ROAD**

**MOTION:** Rob Holt moved to approve commercial site plan for 500 Harry Sauner Road, seconded by Avery Elliott. Vote: all yeas. Commercial site plan for 500 Harry Sauner Road approved.

**DISCUSSION:** A representative, Jennifer Bonifas, from Goodwill expressed to Planning Commission the new structure proposal will be utilized for adult day services. Services will be available for adults ages 18 and up. The focus of the building will be based on a small-scale model, offering services to 12-15 individuals. Vehicles will be available for transportation to and from the center. Planning Commission member Paul Worley questioned if there were any direct partnerships in the area. Goodwill representative advised while there is no partnership, the Highland County Board of DD is aware of the plans and supports Goodwill. SSD Brianne Abbott commented it is a great addition to the community. Goodwill Representative noted this location will be the first in Highland County.

## **NO ACTION REQUIRED-**

-Residential Site Plan, 315 Bigelow Street, addition to existing structure, approved by SSD Brianne Abbott 8-17-2022.

-Certificate of Appropriateness COA21-42, 136 West Main Street, removing brick and replacing, same color red as before. Approved by SSD Brianne Abbott 8-17-2022.

-Replat of part of in-lot number 485 and all of in-lot number 486, Allen Trimble's Addition, parcel no. 25-27-001-101.00, being renumbered to lot number 486-A, P.B 01, pg. 27, owned by Katherine Dillon, Lydia Lovely, executrix. Signed by SSD Brianne Abbott 8-17-2022.

-General Warranty Deed, John C. Wilkin Jr. covenants to Letcher Langston, whose tax mailing address is 126 Key St. Hillsboro, Ohio 45133 parcel no. 25-35-001-009.00. Signed by SSD Brianne Abbott 8-23-2022.

-Replat of in-lot number 458 and part of out lot number 57, Jonathan Abernathy and James Heiser, parcel no. 25-44-001-050.00, being renumbered to lot no. 378-A, O.R 994, pg. 5805, owned by Jonathan Abernathy and James Heiser. Signed by SSD Brianne Abbott 8-24-2022.

-General Warranty Deed, Michele Greene covenants to John and Karen Heater, husband and wife, whose tax mailing address is 244 Pleasant St. Hillsboro, Ohio 45133 parcel no. 25-44-001-087.00. Signed by SSD Brianne Abbott 8-25-2022.

-Residential Site Plan, 1321 Northwoods Drive, new residential home, approved by SSD Brianne Abbott 8-29-2022.

-Replat of in-lot number 1340 and in-lot number 1341, owned by Michael L & Jody Hill, parcel no. 25-11-001-069.00 and 25-11-001-070.00, being renumbered to lot no. 1341A, O.R 979, pg. 3289. Signed by SSD Brianne Abbott 9-1-2022.

-Replat of lot no. 44 and 46, owned by Scott and Samantha Lightle, parcel no. 25-09-301-046.00 and 25-09-301-044.00, being renumbered to 44A, P.B 9, pg. 137, O.R 999, pg. 4702. Signed by SSD Brianne Abbott.

-Replat of original lot no. 32, owned by Peter and Brittany Raps, parcel no. 25-43-001-220.00 and 25-43-001-218.00, being renumbered to lot 32A, P.B 1, pg. 2, O.R 985, pg. 4179. Signed by SSD Brianne Abbott 9-12-2022.

-Replat of lot no 19 and lot no. 17, the doyle subdivision, owned by Gloria Jean Cox, parcel no. 25-40-001-131.00 and 25-40-001-132.00, renumbered to lot no. 17A, P.B 02, pg. 94 O.R 994, pg. 872. Signed by SSD Brianne Abbott 9-12-2022.

-Quit Claim Deed, Brittany Raps in consideration paid in accord with the final decree of dissolution filed in case no. 21DS104 in Highland County Court of Common Pleas, grants to Peter Raps whose tax mailing address is 230 W Walnut St. Hillsboro, Ohio 45133, parcel no. 25-43-001-218.00 and 25-43-001-220.00. Signed by SSD Brianne Abbott 9-12-2022.

-General Warranty Deed, Herbert C. Day and Patty S. Day, covenants to Steven R. Akers and Kimberly R. Lester whose tax mailing address is Equity Resources, Inc. PO Box 5177 Newark, Ohio 43058-5177 parcel no. 25-44-001-176.00. Signed by SSD Brianne Abbott 9-12-2022.

-General Warranty Deed, Boone Homes, Inc. covenants to Herbert C. Day and Patty S. Day whose tax mailing address is 209 East Walnut Street Hillsboro, Ohio 45133, parcel no. 25-44-001-176.00. Signed by SSD Brianne Abbott 9-12-2022.

-General Warranty Deed, Michael L. Hill and Jody Hill covenants to Lanie G. Thompson and Devin Prye whose mailing address is Rapid Mortgage Co. 7870 East Kemper Rd. Ste. 280 Cincinnati, Ohio 45249, parcel no. 25-11-001-070.00 and 25-11-001-069.00. Signed by SSD Brianne Abbott 9-14-2022.

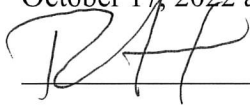
-Residential Site Plan, 660 North East St., deck addition, approved by SSD Brianne Abbott 9-15-2022.

-Residential Site Plan, 1324-1326 Northwoods Dr., new residential home, approved by SSD Brianne Abbott 9-16-2022.

-Certificate of Appropriateness COA22-35, 136 W Main St., removing brick and replacing with wood, same color red as before. Approved by SSD Brianne Abbott 9-16-2022.

**MOTION** At 5:52 pm Chair Rob Holt moved to adjourn, seconded by Bill Sims.

The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday October 17, 2022 at 108 Governor Trimble Place, Old Firehouse.



Rob Holt, Chair



Whitney Seitz, Clerk