

## **Hillsboro Planning Commission Public Hearing Minutes**

**V22-05, V22-06, CUP2022-02**

**November 21, 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, Todd Heskett, Justin Harsha; Mayor and Bill Sims. Avery Elliott and Paul Worley were absent. Also in attendance were Clerk; Whitney Aliff, Council President Tom Eichinger, Joe Bryan, Tamara and Ron Gleadle, Heith Brown, Tricia Howland, Mike Countryman, Russell Morgan, Nathan Yuellig and Gordon Yuellig.

#### **DETERMINATION OF QUORUM**

A quorum was met.

**V22-05** – 439 North West Street, to allow sizing and illumination on a wall sign.

**DISCUSSION:** Chair Rob Holt discussed two members not in attendance for the November 21, 2022 meeting. Discussion and a vote will not occur for V22-05 and V22-06 as there lacks enough members to vote, due to two votes who would abstain. Public Hearing scheduled to be held on December 19, 2022 for V22-05.

**V22-06** – 439 North West Street, to allow illumination on a wall sign.

**DISCUSSION:** No discussion was had. Public Hearing scheduled to be held on December 19, 2022 for V22-06.


**CUP2022-02** - Personal Service on parcel 25-10-000-142.11, Pea Ridge Road

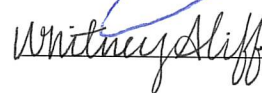
**DISCUSSION:** Chair Rob Holt discussed the location of the request is on Pea Ridge Road. Applicant Tricia Howland added it is a 21+/- acre lot and the proposal includes a venue to hold events and a residential home. Tricia Howland noted the importance of supporting small businesses and this addition would bring a lot of traffic to the local area and local businesses. Chair Rob Holt discussed the property being zoned Residential A and reviewed the allowable uses. There was discussion on considering a venue as commercial recreation. SSD Brianne Abbott commented the definition isn't similar to a venue. Rezoning the parcel and the possibility of parcel splits were discussed. Applicant Tricia Howland advised after speaking with the architect, the proposal would need to be mirrored as to what was submitted on the application. The venue will be placed in the front closer to pea ridge and the residential home would be located closer to the rear

property line. SSD Brianne Abbott made mention of approving the use as a personal service. Abbott added if planning commission sees fit, the conditional use permit can be granted and the zoning would remain the same, residential A. The applicant will submit a commercial site plan with additional information at a later time.

**MOTION:** Rob Holt moved to approve CUP 2022-02 with the condition the venue and residential home change locations, venue in front and residential home in rear, seconded by Justin Harsha. Vote: Bill Sims-yes, Rob Holt-yes, Justin Harsha-yes, Todd Heskett-yes, Brianne Abbott-yes. CUP2022-02 approved.

**MOTION** At 5:43 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, December 19, 2022 at 108 Governor Trimble Place, Old Firehouse.

  
~~Rob Holt, Chair~~ Paul Worley, vice chair

  
Whitney Aliff, Clerk