

Hillsboro Planning Commission Meeting Minutes
December 19, 2022 – Meeting - 5:30 p.m.
Old Firehouse 108 Governor Trimble Place
Held after public hearing

HILLSBORO PLANNING COMMISSION

CALL TO ORDER

At 5:38 p.m. Vice Chair Paul Worley called the Hillsboro Planning Commission meeting to order immediately following the public hearing.

ROLL CALL

The following were present for the meeting: Vice Chair Paul Worley, Bill Sims, Justin Harsha; Mayor, Todd Heskett, Amy Davis and Brianne Abbott; Safety Service Director. Chair Rob Holt was absent. Also in attendance was Clerk; Whitney Aliff.

DETERMINATION OF QUORUM

A quorum was met.

APPROVE MINUTES

The minutes from Planning Commission Regular Meeting held on November 21, 2022 were approved as read.

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

CORRESPONDENCE – None

UNFINISHED BUSINESS –

SSD Zoning Overlay District Recommendation
Discussion of amendments to sign code

NEW BUSINESS –

Resignation of Planning Commission Member – Avery Elliott
Appointment of Planning Commission Member – Amy Davis
Commercial Site Plan – 141 West Beech Street
Residential Site Plan – 124 Unit B Springlake Avenue
Residential Site Plan – 124 Unit C Springlake Avenue
Residential Site Plan – 124 Unit D Springlake Avenue

ACTION REQUIRED –

SSD Zoning Overlay District Recommendation
Commercial Site Plan – 141 West Beech Street
Residential Site Plan – 124 Unit B Springlake Avenue
Residential Site Plan – 124 Unit C Springlake Avenue

Residential Site Plan – 124 Unit D Springlake Avenue

RESIGNATION/APPOINTMENT TO PLANNING COMMISSION

Vice Chair Paul Worley acknowledged resignation from member Avery Elliott and thanked Ms. Elliott for her time serving the Hillsboro Planning Commission. Mayor Justin Harsha appointed new planning commission member Amy Davis who will complete Ms. Elliott's term. Amy Davis serves the community as a realtor for more than 25 years.

SSD ZONING OVERLAY DISTRICT RECOMMENDATION

DISCUSSION: Safety and Service Director Brianne Abbott advised planning commission no changes to the proposal have been made and will provide an update at the January planning commission meeting.

COMMERCIAL SITE PLAN – 141 W BEECH ST.

MOTION: Justin Harsha moved to approve commercial site plan for 141 W Beech St., seconded by Bill Sims. Vote: all yeas. Commercial Site Plan for 141 W Beech St. approved.

DISCUSSION: Representatives from McCarty and Associates were present and provided a rendering of the proposed building for Highland County to store records. Representative Dallas Puckett added the county plans to hire one employee to maintain storage area and all records.

RESIDENTIAL SITE PLAN – 124 UNIT B SPRINGLAKE AVENUE

MOTION: Amy Davis moved to approve residential site plan for 124 Unit B Springlake Avenue, seconded by Todd Heskett. Vote: all yeas. Residential site plan for 124 Unit B Springlake Avenue approved.

DISCUSSION: Property owner and applicant Tim Kiefer mentioned three site plans being presented to planning commission for proposed new condominiums on Springlake Avenue. Discussion was had on parking and access to the proposed new builds.

RESIDENTIAL SITE PLAN – 124 UNIT C SPRINGLAKE AVENUE

MOTION: Paul Worley moved to approve residential site plan for 124 Unit C Springlake Avenue, seconded by Todd Heskett. Vote: all yeas. Residential site plan for 124 Unit C Springlake Avenue approved.

DISCUSSION: Minimal discussion was had as all three site plans on Springlake Avenue reflect the same proposal.

RESIDENTIAL SITE PLAN – 124 UNIT D SPRINGLAKE AVENUE

MOTION: Todd Heskett moved to approve residential site plan for 124 Unit D Springlake Avenue, seconded by Amy Davis. Vote: all yeas. Residential site plan for 124 Unit D Springlake Avenue approved.

DISCUSSION: Minimal discussion was had as all three site plans on Springlake Avenue reflect the same proposal.

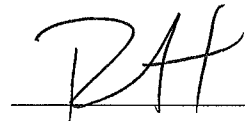
DISCUSSION OF AMENDMENTS TO SIGN CODE

DISCUSSION: No discussion was had.

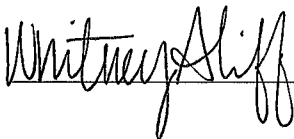
NO ACTION REQUIRED-

- Certificate of Appropriateness COA22-40, 126 South High St., exterior wall sign, approved by Code Enforcement Officer Lauren Walker 11/21/2022.
- Replat of lot numbers 12 and 13 of McDowell's addition, part of lot numbers 14 and 15 of McDowell's addition, part of out lot number 23 of the original town being renumbered to 14A. VMS No. 2353. Signed by SSD Brianne Abbott 11/22/2022.
- General Warranty Deed, Shri Ballaleshwar, Inc., an Ohio corporation, for valuable consideration received hereby grants and assigns with general warranty covenants to Shri Ballaleshwar, Inc. Parcel no. 25-23-001-036.00. Signed by SSD Brianne Abbott 11/29/2022.
- Replat of lot number 194 of the original Hillsboro corporation plat, being renumbered to 194A. Parcel number 25-43-001-133.00, O.R. 1002, pg. 592. Signed by SSD Brianne Abbott 12/6/2022.
- Certificate of Appropriateness COA 22-43, 108 South High St., install window, approved by SSD Brianne Abbott 12/6/2022.
- Replat of lots 997, 998 and 999, owned by Marty Eaton and Sabrina Eaton, being renumbered to lot number 997-A. Parcel number 25-53-001-032.00 and 25-53-001-031.00, P.B. 01, pg. 92. Signed by SSD Brianne Abbott 12/7/2022.
- Replat of out lot number 34, owned by Lola Bick, being renumbered to lot number 34-C. Parcel number 25-45-001-067.00, O.R 990, pg. 2860. Signed by SSD Brianne Abbott 12/14/2022.
- Replat of in lot number 650 of the Smith & Richard's subdivision, owned by Michael Hill, being renumbered to lot number 650A. Parcel number 25-43-001-073.00, P.B 1, pg. 40. Signed by SSD Brianne Abbott 12/14/2022.
- Certificate of Appropriateness COA 22-44, 189 E Main St., stairway and soffit work, approved by SSD Brianne Abbott 12/14/2022.

MOTION At 5:59 pm Bill Sims moved to adjourn, seconded by Todd Heskett. The next meeting of the Planning Commission is scheduled for 5:30 pm on Tuesday January 17, 2023 at 108 Governor Trimble Place, Old Firehouse.



Rob Holt, Chair



Whitney Aliff, Clerk