

Hillsboro Planning Commission Meeting Minutes
April 17, 2023 – Meeting - 5:30 p.m.
Old Firehouse 108 Governor Trimble Place

HILLSBORO PLANNING COMMISSION

CALL TO ORDER

At 5:30 p.m. Chair Bill Sims called the Hillsboro Planning Commission meeting to order.

ROLL CALL

The following were present for the meeting: Chair Bill Sims, Amy Davis, Mayor Justin Harsha, Rob Holt and Paul Worley. Brianne Abbott; Safety and Service Director and Todd Heskett were not in attendance. Also in attendance was Clerk; Whitney Aliff and Public Works Superintendent Shawn Adkins.

DETERMINATION OF QUORUM

A quorum was met.

APPROVE MINUTES

The minutes from Planning Commission Regular Meeting held on March 20, 2023 were approved as read.

MOTION: Bill Sims moved to approve the March 20, 2023 regular meeting minutes, seconded by Paul Worley. Vote: all yeas. March 20, 2023 regular meeting minutes approved.

The minutes from Planning Commission Public Hearing Meeting held on March 20, 2023 were approved as read.

MOTION: Bill Sims moved to approve the March 20, 2023 public hearing meeting minutes, seconded by Amy Davis. Vote: all yeas. March 20, 2023 public hearing meeting minutes approved.

CORRESPONDENCE – None

UNFINISHED BUSINESS –

Discussion of amendments to sign code
Imagine Hillsboro Select Committee

NEW BUSINESS –

COA23-06 121/123 W. Main St. Mural
Commercial Site Plan 7449 Pea Ridge Road Venue

ACTION REQUIRED –

COA23-06 121/123 W. Main St. Mural
Commercial Site Plan 7449 Pea Ridge Road Venue

DISCUSSION OF AMENDMENTS TO SIGN CODE

DISCUSSION: Chair Bill Sims requested a final review of the proposed sign code amendments be reviewed at the April planning commission meeting to be presented to the council committee. Rob Holt asked for discussion on pole signs in the historic district. Currently pole signs are not permitted in the historic district. Planning commission members voiced to remain the same, not permitting pole signs in the historic district. The revised sign code will be presented to the zoning and annexation committee for review and to present to council.

MOTION: Bill Sims moved to accept changes and send recommendation to the zoning and annexation council committee, seconded by Paul Worley. Vote: Mr. Sims-yes, Ms. Davis-yes, Mr. Harsha-yes, Mr. Holt-yes, Mr. Worley-yes. Clerk Whitney Aliff will send recommended sign code to council zoning and annexation committee.

IMAGINE HILLSBORO SELECT COMMITTEE

DISCUSSION: Chair Bill Sims noted the select committee will convene a meeting in July.

COA23-06 – 121/123 W. MAIN ST. MURAL

DISCUSSION: Chair Bill Sims discussed COA23-06 is to review a mural on West Main Street. Sims asked for discussion or concerns. Applicant Jenny Hilterbran shared with planning commission this mural is different than nearby murals.

MOTION: Rob Holt moved to approve COA23-06, seconded by Amy Davis. Vote: Mr. Worley-yes, Mr. Holt-yes, Mr. Harsha-yes, Ms. Davis-yes, Mr. Sims-yes. COA23-06 approved.

COMMERCIAL SITE PLAN – 7449 PEA RIDGE ROAD VENUE

DISCUSSION: Chair Bill Sims discussed the site plan for 7449 Pea Ridge Road. Sims noted planning commission granted a conditional use permit in October of 2022 for personal services allowing a venue in residential A. Rob Holt noted the abundance of parking.

MOTION: Bill Sims moved to approve Commercial Site Plan for 7449 Pea Ridge Road, seconded by Justin Harsha. Vote: Mr. Harsha-yes, Mr. Holt-yes, Mr. Worley-yes, Mr. Sims-yes, Ms. Davis-yes. Commercial Site Plan for 7449 Pea Ridge Road Venue approved.

NO ACTION REQUIRED-

-General Warranty Deed, Robin L. and Ann E. Morris covenants to CRD Property Holdings, LLC whose tax mailing address is 1324 Bedfordshire Drive Loveland, Ohio 45140. Parcel number 25-35-001-053.00, 25-35-001-051.00, 25-35-001-036.00 and 25-35-001-037.00 property address 134, 140, 141 and 143 West Main Street Hillsboro, Ohio 45133. Book 874 pg. 891, Book 874 pg. 894, Book 882 pg. 982, and Book 976 pg. 3714. Signed by SSD Brianne Abbott 3-16-2023.

- Replat of lot number 508, owned by Stephanie Ames (Stephanie Williams) parcel no. 25-20-001-021.00, O.R. 284, pg. 781. Signed by SSD Brianne Abbott 3-30-2023.
- Residential Site Plan, 231 Johnson Street, breezeway connecting house and garage. Approved by SSD Brianne Abbott 3-31-2023.
- Replat of lot numbers 67 and 70, owned by Gregory Pinto, parcel no. 25-43-001-116.00, O.R. 988 pg. 5793. Signed by SSD Brianne Abbott 3-29-2023.
- General Warranty Deed, Gregory and Michelle Pinto covenants to Kryptonite Pancakes, LLC whose tax mailing address is 9870 Hyland-Croy Road, Plain City, Ohio 43064. Parcel number 25-43-001-116.00 property address 309 South High Street Hillsboro, Ohio 45133. OR Volume 988, pg. 5793. Signed by SSD Brianne Abbott 4-3-2023.
- Certificate of Appropriateness COA23-07, 108 S. High St., face change to existing sign. Signed by Code Official Lauren Walker 4-3-2023.
- Replat of lot number 223, owned by Theresa Schumacher, parcel no. 25-45-001-034.00, O.R. 339, pg. 481. Renumbered to lot 223A. Signed by SSD Brianne Abbott 4-6-2023.
- Residential Site Plan, 102 Tanglewood Drive, extension on accessory structure. Approved by SSD Brianne Abbott 4-7-2023.
- Residential Site Plan, 110 Meadow Lane, inground pool in rear yard. Approved by SSD Brianne Abbott 4-10-2023.
- General Warranty Deed, Gregory and Pauline Rand covenants to Gregory and Pauline Rand whose tax mailing address is 133 Willow Street Hillsboro, Ohio 45133. Parcel number 25-27-001-089.00, property address 133 Willow Street Hillsboro, Ohio 45133. O.R. 938, pg. 130. Signed by SSD Brianne Abbott 4-11-2023.

MOTION At 5:44 pm Bill Sims moved to adjourn, seconded by Amy Davis.
The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday May 15, 2023 at 108 Governor Trimble Place, Old Firehouse.


Bill Sims, Chair


Whitney Aliff, Clerk