

## **Hillsboro Planning Commission Meeting Minutes**

**May 15, 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, Mayor Justin Harsha, Rob Holt, Brianne Abbott; Safety and Service Director and Paul Worley. Amy Davis and Todd Heskett were not in attendance. Also in attendance was Clerk; Whitney Aliff, council president Tom Eichinger and Public Works Superintendent Shawn Adkins.

#### **DETERMINATION OF QUORUM**

A quorum was met.

#### **APPROVE MINUTES**

The minutes from Planning Commission Regular Meeting held on April 17, 2023 were approved as read.

MOTION: Rob Holt moved to approve the April 17, 2023 regular meeting minutes, seconded by Paul Worley. Vote: all yeas. April 17, 2023 regular meeting minutes approved.

#### **CORRESPONDENCE – None**

#### **UNFINISHED BUSINESS –**

#### **NEW BUSINESS –**

Commercial Site Plan – 230 N. East St.

#### **ACTION REQUIRED –**

Commercial Site Plan – 230 N. East St.

#### **COMMERCIAL SITE PLAN – 230 N. EAST ST.**

DISCUSSION: Applicant Charles Gardner explained the request was for a ramp in the front yard of 230 N. East Street. Mr. Gardner added most attendees are elderly and need ADA access into the church. Chair Bill Sims asked if the measurements of the ramp are ADA complaint, being answered “yes” by Mr. Gardner. Much discussion was had on alternative options such as the ramp going to a different entrance to the building. Charles Gardner advised all other entrances have additional steps once inside the building. City code section 96.40 was discussed in depth.

§ 96.40 PROJECTIONS INTO PUBLIC WAYS.

Whoever builds, erects, maintains, or causes this to be done, any house, fence, building, or structure, in a manner so that the house, fence, building, or structure, or any part thereof, stands on or projects over, into, or above, any street, avenue, alley, sidewalk, or public ground, unless by authority of ordinance or resolution of the City Council, shall be guilty of a misdemeanor.

Mayor Justin Harsha noted the safety of the sidewalk with a structure obstructing onto the public way. Lighting and traveling the sidewalk at dusk was discussed as a concern. Chair Bill Sims noted section 96.40 of city code does not give planning commission the governance to approve the site plan. Planning Commission members shared with Mr. Gardner the right to appeal the disapproval to city council.

MOTION: Rob Holt moved to disapprove commercial site plan for 230 N. East St. and recommend to appeal to council with planning commission recommendation, seconded by Bill Sims. Vote: Bill Sims-yes, Brianne Abbott-yes, Justin Harsha-yes, Rob Holt-yes, Paul Worley-yes. Commercial Site Plan for 230 N. East St. disapproved.

**NO ACTION REQUIRED-**

-Certificate of Appropriateness COA23-08, 100 N. High St. temporary banner for customer appreciation event. Signed by Code Enforcement Officer Lauren Walker 4-14-2023.

-Replat of in-lot number 325, owned by Greg Turner, parcel no. 25-42-001-152.00, O.R. 885, pg. 945. Signed by SSD Brianne Abbott 4-21-2023.

-Replat of in-lot number 384 and in-lot number 385, owned by Whiteoak Valley Inc., parcel no. 25-44-001-017.00, being renumbered to lot number 385A. PB 1, pg. 13. Signed by SSD Brianne Abbott 5-1-2023.

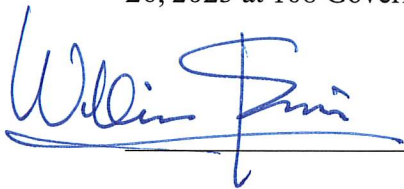
-Warranty Deed, Whiteoak Valley, Inc., covenants to Toy G. Fender whose tax mailing address is 1343 Northwoods Drive Hillsboro, Ohio 45133 parcel no. 25-44-001-017.00. Signed by SSD Brianne Abbott 5-1-2023.

-Death affidavit for Elva Rosetta Morris who died on or about April 6, 2023 and owned real estate located in Highland County, known as parcel no. 25-52-001-047.00, and the title to said real estate is vested at her death fully in the beneficiary to the surviving daughter, Janice Kincaid fka Janice Lamp. Signed by SSD Brianne Abbott 5-10-2023.

-Plat of in-lots 46 and 47, owned by Southern Ohio Appraisers, LLC, parcel numbers 25-35-001-068.00, 25-35-001-069.00 and 25-35-001-070.00, being renumbered to lot number 46-A. O.R. 993, pg. 3162. Signed by SSD Brianne Abbott 5-10-2023.

**MOTION** At 5:55 pm 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 20, 2023 at 108 Governor Trimble Place, Old Firehouse.



Bill Sims, Chair



Whitney Aliff, Clerk