

Hillsboro Planning Commission Meeting Minutes
June 20, 2023 – Meeting –5:30 p.m.
Old Firehouse 108 Governor Trimble Place

HILLSBORO PLANNING COMMISSION

CALL TO ORDER

At 5:42 p.m. Chair Bill Sims called the Hillsboro Planning Commission meeting to order immediately following the public hearing.

ROLL CALL

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

DETERMINATION OF QUORUM

A quorum was met.

APPROVE MINUTES

The minutes from Planning Commission Regular Meeting held on May 15, 2023 were approved as read.

MOTION: Paul Worley moved to approve the May 15, 2023 regular meeting minutes, seconded by Rob Holt. Vote: all yeas. May 15, 2023 regular meeting minutes approved.

CORRESPONDENCE – None

UNFINISHED BUSINESS – None

NEW BUSINESS –

Zoning Map Amendments – Joint with Zoning & Annexation Committee
Commercial Site Plan – Terrace Avenue

ACTION REQUIRED –

Zoning Map Amendments – Joint with Zoning & Annexation Committee
Commercial Site Plan – Terrace Avenue

ZONING MAP AMENDMENTS – JOINT WITH ZONING & ANNEXATION COMMITTEE

DISCUSSION: Planning Commission Chair Bill Sims discussed a document that was received requesting 1331 North High Street be rezoned from Residential A to Business C. Mr. Sims noted the location is in a commercial strip. The proposed use is for a financial institution. Planning Commission member Rob Holt added the property does abut with

residential single-family housing. Mr. Holt recommended the zoning be changed from Residential A to Business and Residential D. Member Amy Davis asked what limitations that would set on the property. Rob Holt shared Business and Residential D zoning will allow Business C uses plus multi-family housing. Representative for the zoning change Mark Wilson advised the intention with the property is banking. The current owner of the land has owned the land for 60+ years and is an abutting property owner in a residential home. Mr. Wilson advised the business would be normal banking hours. Chair Bill Sims noted the property is roughly 6 +/- acres and asked for potential use of the land. Mr. Wilson estimated roughly three acres would be utilized for a financial institution. MOTION: Bill Sims moved to recommend to council to rezone 1331 North High Street from Residential A to Business and Residential D, seconded by Amy Davis. Vote: Justin Harsha-yes, Rob Holt-yes, Paul Worley-yes, Amy Davis-yes, Bill Sims-yes. Recommendation will be provided to council and clerk Whitney Aliff will send letters to property owners and schedule the public hearing. Legislation will be requested to submit for council approval.

COMMERCIAL SITE PLAN – TERRACE AVENUE

DISCUSSION: Planning Commission Chair Bill Sims reviewed the submitted site plan for Terrace Avenue, 10 proposed 2-bedroom cottages. Mr. Sims asked if utilities were available. Public Works Superintendent Shawn Adkins advised water is tapped off at Springlake Avenue and sewer is to the north of the properties. Applicant Randy Plickerd provided an updated layout to planning commission members as some information has changed from the original plan. Mr. Plickerd indicated interest in purchasing vacant lots from abutting property owners. Discussion was had on the possibility to request an alley vacation if a private drive is being put in. Planning Commission member Rob Holt noted the lots are currently zoned Business and Residential D, which prohibits single family dwellings. Randy Plickerd added the plan is to build the “pocket park” and sell the homes to individuals. A HOA would govern the land per Mr. Plickerd. Parking regulations were discussed. The current zoning code requires two parking stalls for each single-family home. The proposed layout showed 9 homes and a community room. Discussion was had on requesting a zoning change and a P.U.D. overlay. Members of planning commission have sympathy for the applicant as housing is needed. Planning Commission chair Bill Sims instructed the clerk to add “Rezone Terrace Avenue” to the July planning commission agenda.


MOTION: Bill Sims moved to disapprove commercial site plan for Terrace Avenue, seconded by Rob Holt. Vote: Bill Sims-yes, Amy Davis-yes, Paul Worley-yes, Rob Holt-yes, Justin Harsha-yes. Commercial Site Plan for Terrace Avenue disapproved.

NO ACTION REQUIRED-

- Certificate of Appropriateness COA23-10, Center of town, temporary banner for farmers market event. Signed by Code Enforcement Officer Lauren Walker 5-17-2023.
- Residential Site Plan, 105 Chariss Avenue, 8'x24' deck. Approved by SSD Brianne Abbott 5-25-2023.
- Certificate of Appropriateness COA23-11, 110 South High Street, store front door and painting front awning black. Signed by SSD Brianne Abbott 5-31-2023.

- Certificate of Appropriateness COA23-12, temporary banner for Pioneer Day event on July 8, 2023. Signed by Code Enforcement Officer Lauren Walker 5-31-2023.
- General Warranty Deed, Greg Turner and Tonya Turner covenants to Kuehner Rentals LLC, whose tax mailing address is 5741 Springhill Court, Liberty Township, Ohio 45011. Parcel number 25-42-001-152.00, property address 304 West Walnut Street Hillsboro, Ohio 45133. Signed by SSD Brianne Abbott 6-1-2023.
- Certificate of Appropriateness COA23-13, 125/127/133 North High Street, façade replacement, windows, doors, trim and brick work. Signed by Code Enforcement Officer Lauren Walker 6-5-2023.
- Certificate of Appropriateness COA23-14, 115 West Main Street, temporary banner. Signed by Code Enforcement Officer Lauren Walker 6-7-2023.
- Residential Site Plan, 340 East Main Street, two story deck in rear yard. Signed by SSD Brianne Abbott 6-15-2023.

MOTION At 6:29 pm Paul Worley moved to adjourn, seconded by Rob Holt. The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday, July 17, 2023 at 108 Governor Trimble Place, Old Firehouse.

 Bill Sims, Chair

 Whitney Aliff, Clerk