

**Hillsboro Planning Commission Meeting Minutes  
August 21, 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, Amy Davis and Paul Worley. Brianne Abbott; Safety & Service Director and Todd Heskett were absent. 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 July 17, 2023 were approved as read.

MOTION: Justin Harsha moved to approve the July 17, 2023 Regular Meeting Minutes seconded by Paul Worley. Vote: all yeas. July 17, 2023 regular meeting minutes approved.

**CORRESPONDENCE – None**

**UNFINISHED BUSINESS – None**

**NEW BUSINESS –**

Request to Rezone 6959 State Route 124

**ACTION REQUIRED –**

Request to Rezone 6959 State Route 124

**REQUEST TO REZONE 6959 STATE ROUTE 124**

DISCUSSION: Chair Bill Sims asked for discussion regarding the submitted request to rezone. Realtor Bryan Vance shared the lot isn't suitable for the current zoning of Business C. Mr. Vance noted residential use is a high demand with interested buyers. Planning Commission chair Bill Sims asked if any commercial developers showed interest in the lot, being answered "no" by Bryan Vance. Rob Holt entertained rezoning to Residential B as it will allow both residential and some commercial uses. Land demographics were discussed.

MOTION: Justin Harsha moved to recommend to council to rezone 6959 State Route 124 from Business C to Residential B, seconded by Amy Davis. Vote: all yeas.

Recommendation will be provided to council and clerk Whitney Aliff will send letters to property owners and schedule a public hearing to be held jointly with Planning Commission and Council. Legislation will be requested to submit for council approval.

**NO ACTION REQUIRED-**

-Replat of lot number 186, owned by Paul M. Siders, parcel number 25-43-001-126.00, O.R. 226, pg. 635 being renumbered to lot 186A. Signed by SSD Brianne Abbott 7-17-2023.

-Replat of in-lot number 325, owned by John Kenneth Ludwick, parcel number 25-42-001-153.00, O.R. 1001, pg. 1441, being renumbered to lot number 325-B. Signed by SSD Brianne Abbott 7-20-2023.

-Certificate of Appropriateness COA23-18, street light on the corner of Main Street and High Street, Highland County Historical Society temporary banner for event, signed by Lauren Walker, Code Enforcement Officer on 7-20-2023.

-Residential site plan application, 221 E Pleasant Street, demo existing garage and construct new, signed by SSD Brianne Abbott 8-4-2023.

-Warranty Deed, Highland County District Library Fred L. Yochum, President of the Highland County District Library covenants to Highland County District Library whose tax mailing address is 10 Willetsville Pike Hillsboro, Ohio 45133. Parcel numbers 25-52-001-015.00, 25-52-001-017.00, 25-52-001-018.00, 25-52-001-019.00, 25-52-001-021.00, 25-52-001-044.00, 25-52-001-045.00 and 25-52-001-046.01. Signed by SSD Brianne Abbott 8-4-2023.

-Replat of in-lot number 273-279, owned by Highland County District Library, parcel numbers 25-52-001-015.00, 25-52-001-017.00, 25-52-001-018.00, 25-52-001-019.00, 25-52-001-021.00, 25-52-001-044.00, 25-52-001-045.00 and 25-52-001-046.0, O.R. 664, pg. 744, being renumbered to lot 273-A and 273-B. Signed by SSD Brianne Abbott 8-4-2023.

-Certificate of Appropriateness COA23-20, Hillsboro Business Complex LLC, 127 N High St., painting of building and window trim. Signed by Lauren Walker, Code Enforcement Officer 8-11-2023.

-Residential Site Plan Application, 701 South Elm Street, 12x12 accessory structure, disapproved by SSD Brianne Abbott 8-14-2023, did not meet setback requirements 155.074(A)(1) and 155.091.

-Warranty Deed, Nicholas James Wiley covenants to Sandra Sue Cook whose tax mailing address is 222 Oak Street Hillsboro, Ohio 45133. Parcel numbers 25-42-001-095.00 and 25-42-001-096.00, O.R. 975, pg. 3357. Signed by SSD Brianne Abbott 8-14-2023.

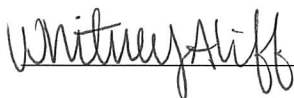
-Replat of in-lot numbers 255 and 254, owned by Nicholas James Wiley, parcel numbers 25-42-001-095.00 and 25-42-001-096.00, O.R. 985, pg. 3359, being renumbered to lot number 255A. Signed by SSD Brianne Abbott 8-14-2023.

**MOTION** At 5:37 pm Rob Holt moved to adjourn, seconded by Bill Sims.

The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday, September 18, 2023 at 108 Governor Trimble Place, Old Firehouse.



Rob Holt, Vice Chair  
~~Bill Sims, Chair~~



Whitney Aliff, Clerk