

**Hillsboro Planning Commission Meeting Minutes
January 16, 2024 – Meeting –5:30 p.m.
Old Firehouse 108 Governor Trimble Place**

HILLSBORO PLANNING COMMISSION

CALL TO ORDER

At 5:32 p.m. Chair Bill Sims called the Hillsboro Planning Commission meeting to order immediately following the organizational meeting.

ROLL CALL

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

DETERMINATION OF QUORUM

A quorum was met.

APPROVE MINUTES

The minutes from the Planning Commission Regular Meeting held on December 18, 2023 and the Planning Commission Public Hearing Meeting held on December 18, 2023 were approved as read.

MOTION: Bill Sims moved to approve the December 18, 2023 Regular Meeting Minutes and December 18, 2023 Public Hearing Minutes, seconded by Paul Worley. Vote: all yeas. December 18, 2023 regular and public hearing meeting minutes approved.

CORRESPONDENCE – None

UNFINISHED BUSINESS –

TABLED: Amendments to Chapter 155 – Zoning Code

DISCUSSION: No discussion had.

NEW BUSINESS –

COA24-03 158-160 W. Main St. C.S. Bell

ACTION REQUIRED –

COA24-03 158-160 W. Main St. C.S. Bell

Amendments to Chapter 155 – Zoning Code

COA24-03 158-160 W. Main St. C.S. Bell

DISCUSSION: Applicant Tim Koehl presented information regarding the bell proposed to be placed behind the buildings located at 158-160 West Main Street. Mr. Koehl wishes to help beautify and attract visitors to Hillsboro. Discussion was had on location and the construction of placement of the largest production bell. Planning Commission member Paul Worley was in favor of the project and asked if the bell would be utilized. Tim

Koehl shared it is functional but not for travelers walking by. Chair Bill Sims noted the importance of having this in the historic district. Mr. Sims noted Hillsboro being the intersection of art and agriculture. Chair Bill Sims alerted applicant Tim Koehl additional approval would be required from the city building department and zoning.

MOTION: Paul Worley moved to approve COA24-03, seconded by Bill Sims. Vote: all yeas. COA24-03 approved.

NO ACTION REQUIRED-

-Residential Site Plan, 540 Johnson Street, retaining wall. Signed by SSD Brianne Abbott 12-18-2023.

-General Warranty Deed, Diane Shaw covenants to Benjamin Reno, whose tax mailing address is National Cooperative Bank, 139 S. High St. Hillsboro, OH 45133. Parcel number 25-40-001-111.00, property address 102 East Josie Avenue Hillsboro, Ohio 45133. Signed by SSD Brianne Abbott 12-27-2023.

-Residential Site Plan, 821 South High Street, accessory structure in rear yard. Signed by SSD Brianne Abbott 12-28-2023.

-Replat of lot number 2 and 3, owned by U.S. Bank Trust National Association, parcel number 25-20-001-043.00, O.R. 1006, pg. 5627. Signed by SSD Brianne Abbott 1-3-2024.

-Residential Site Plan, 7615 Pea Ridge Road, Construction of condominium. Signed by SSD Brianne Abbott 1-4-2024.

-Residential Site Plan, 7613 Pea Ridge Road, Construction of condominium. Signed by SSD Brianne Abbott 1-4-2024.

-Residential Site Plan, 7615 Pea Ridge Road, Construction of condominium. Signed by SSD Brianne Abbott 1-4-2024.

-Residential Site Plan, 7611 Pea Ridge Road, Construction of condominium. Signed by SSD Brianne Abbott 1-4-2024.

-Residential Site Plan, 7623 Pea Ridge Road, Construction of condominium. Signed by SSD Brianne Abbott 1-4-2024.

-Residential Site Plan, 7621 Pea Ridge Road, Construction of condominium. Signed by SSD Brianne Abbott 1-4-2024.

-Residential Site Plan, 7619 Pea Ridge Road, Construction of condominium. Signed by SSD Brianne Abbott 1-4-2024.

-Residential Site Plan, 7617 Pea Ridge Road, Construction of condominium. Signed by SSD Brianne Abbott 1-4-2024.

-Replat of lot numbers 105 and 106, owned by Douglas and Mechell Karnes, parcel numbers 25-09-211-105.00 and 25-09-211-106.00, O.R. 1007 pg. 5769 and O.R. 1008 pg. 4686. Signed by SSD Brianne Abbott 1-5-2024.

-Certificate of Appropriateness COA24-01, dimensional lettering on front of building located at 127 N High Street. Signed by Lauren Walker 1-8-2024.

-Certificate of Appropriateness COA24-02, Dimensional lettering on front of building. Signed by Lauren Walker 1-8-2024.

-Limited Warranty Deed, U.S. Bank Trust National Association covenants to Frances Bradford, whose tax mailing address is 661 Speigel Street Hillsboro, Ohio 45133. Signed by SSD Brianne Abbott 1-9-2024.


-General Warranty Deed, Derek Drigotas and Teresa Rae Drigotas covenants to Alicia Letts whose tax mailing address is 3001 Hackberry Rd. Property Address is 721 N. High St. Hillsboro, OH 45133. Signed by SSD Brianne Abbott 1-9-2024.

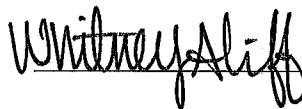
-Residential Site Plan, 153 Chillicothe Avenue, addition on existing home. Signed by SSD Brianne Abbott 1-11-2024.

DISCUSSION:

None

MOTION At 5:45 pm Bill Sims moved to adjourn, seconded by Brianne Abbott. The next meeting of the Planning Commission is scheduled for 5:30 pm on Tuesday, February 20, 2024 at 108 Governor Trimble Place, Old Firehouse.


Bill Sims, Chair


Whitney Aliff, Clerk