

**Hillsboro Planning Commission Meeting Minutes  
February 20, 2024 – Meeting –5:30 p.m.  
Old Firehouse 108 Governor Trimble Place**

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**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, Safety & Service Director Brianne Abbott, Mayor Justin Harsha and Paul Worley. Members Amy Davis, Todd Heskett and Rob Holt 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 the Planning Commission Regular Meeting held on January 16, 2024 and the Planning Commission Organizational Meeting held on January 16, 2024 were approved as read.

MOTION: SSD Brianne Abbott moved to approve the January 16, 2024 Regular Meeting Minutes and January 16, 2024 Organizational Meeting Minutes, seconded by Paul Worley. Vote: all yeas. January 16, 2024 regular and organizational meeting minutes approved.

**CORRESPONDENCE –**

Randall Plikerd Letter

DISCUSSION: No discussion had. Mr. Plikerd present to propose revised site plan to planning commission members.

**UNFINISHED BUSINESS –**

TABLED: Amendments to Chapter 155 – Zoning Code

DISCUSSION: No discussion had.

**NEW BUSINESS –**

Randall Plikerd – Discussion

Commercial Site Plan – 838 South High Street

Auto Service Station/ Auto Repair Shop Standards

Proposal - Street Name for new road

**ACTION REQUIRED –**

Randall Plikerd – Discussion

Commercial Site Plan – 838 South High Street

**RANDALL PLIKERD – DISCUSSION / SITE PLAN**

DISCUSSION: Applicant Randall Plikerd presented planning commission members with a revised site plan rendering from previous site plan submissions. Mr. Plikerd noted the last condition requiring road frontage to the end of the development would cost an additional \$300,000.00 and would abandon the project. Mr. Plikerd shared abutting property owners are not agreeable to vacate the alley. Plikerd requested the planning commission not require an alley vacation and allow the street be developed 150 feet. Discussion was had on abutting properties and private drives. Mr. Plikerd shared the city discussed continuing the roadway if the first 150 feet was developed. Ms. Abbott shared that conversation did not occur and was not budgeted for. Public Works Superintendent Shawn Adkins explained the alley vacation process in depth. Mr. Adkins also shared public utility requirements with the applicant. Mr. Plikerd will be required to come to the city for all utilities for the development. Applicant Randall Plikerd shared he no longer desires to seek an alley vacation and advised if the application does not get approved, Mr. Plikerd would seek property outside of city limits to build the pocket neighborhood. SSD Brianne Abbott advised Mr. Plikerd that development standards are in place and the submitted plans continue to change, therefore the commission is unable to give full approval. Lengthy discussion was had on other developments and the requirement to complete the roadway to the end of the development, not a partial roadway. After much discussion on the alley vacation process and procedure, Mr. Plikerd was in favor to apply for an alley vacation. Mayor Justin Harsha shared any future developments on Terrace Avenue could create a problem.

MOTION: Paul Worley moved to approve the revised site plan for the Hillsboro Pocket Neighborhood with the conditions the applicant must develop 150 feet of roadway to city specs and all public utility requirements must be met, seconded by Justin Harsha. Vote: Bill Sims-yes, Brianne Abbott-yes, Justin Harsha-yes, Paul Worley-yes. Revised site plan for Hillsboro Pocket Neighborhood approved with conditions.

**COMMERCIAL SITE PLAN – 838 SOUTH HIGH STREET**

DISCUSSION: Chair Bill Sims discussed the commercial site plan is to split a parcel and approve two businesses on the lots. Mr. Sims asked a representative to describe the items and/or equipment proposed for the location. Business Owner of Fussnecker and Sons Tractor Sales explained the property on the south end would be a satellite location of the Ripley location for parts and sales of lawn and garden equipment. Mr. Fussnecker noted the location on South High Street would not be utilized for service repair or rentals. The location would also offer small outdoor power equipment. The business owner also shared interest in growing in Hillsboro. Planning Commission Chair Bill Sims noted the similarities in outdoor items as Rural King, which is also zoned Business C, the same as the proposed lot. Mr. Sims indicated Rural King inventory is limited on sizing and if the Fussnecker and Sons Tractor Sales exceeds the sizing at Rural King, an additional approval is required by the planning commission. SSD Brianne Abbott shared construction or large equipment would be prohibited as it is allowable only in the

Industrial E zoning district. If the use changes, Mr. Fussnecker would be required to present back to planning commission. Planning Commission members reviewed and discussed parking requirements. Handicap parking was discussed and requirements were met. The business to the north is Grandview Outlet, which focuses on retail sales and flooring. Mr. Fussnecker shared the property owners plan to reseal and mark the parking stalls at the location. SSD Brianne Abbott shared the showcase area must be a minimum of five feet from the property line to meet zoning setback requirements.

MOTION: Paul Worley moved to approve the commercial site plan for 838 South High Street, seconded by Brianne Abbott. Vote: Paul Worley-yes, Justin Harsha-yes, Brianne Abbott-yes, Bill Sims-yes. Commercial site plan for 838 South High Street approved.

#### **AUTO SERVICE STATION/AUTO REPAIR SHOP STANDARDS**

DISCUSSION: SSD Brianne Abbott shared a proposal for an addition to the chapter 155 zoning code for auto service station/auto repair shop standards. The current code has no standards for such use. Discussion was had on certain language. Recommendation was given to change "Outdoor Displays" section to read as "The storage of used tires, batteries, and other items for sale outside the building shall be controlled; the items shall be displayed in specially-designated containers, and be limited to 10 feet from the property line." Encroachment of right of way was discussed. Chair Bill Sims shared the proposal are good standards. Members of planning commission requested further discussion at the next planning commission meeting.

#### **PROPOSAL – STREET NAME FOR NEW ROAD**

DISCUSSION: Mayor Justin Harsha shared a proposal for the Roberts Lane extension project naming a road "Cross Road."

MOTION: Paul Worley moved to name a street within the Roberts Lane extension project "Cross Road" as presented, seconded by Bill Sims. Vote: all yeas. See attachment #1 for road names.

#### **NO ACTION REQUIRED-**

-Survey for parcels 23-10-000-341.00, 25-04-001-008.00 and 25-07-001-001.00, O.R. 997, pg. 3552 for Norman and Wilma Ludwick. Signed by SSD Brianne Abbott 1-22-2024.

-Replat of lots 8 and 9 of the Baker Heights Subdivision, owned by Samuel Young, Sarah Jane Kisling, Jerry Jay Young, Jay A. and Dorothy N. Young (LE), parcel numbers 23-15-500-011.00 and 23-15-500-012.00, being renumbered to lot 9-A, PB 02, pg. 67.

Signed by SSD Brianne Abbott 1-24-2024.

-Application for minor / large lot subdivision, 7505 Diven Road, 3.607 acres to be split by 2.573 acres and 1.034 acres, located within three miles of the city corporation limits. Signed by SSD Brianne Abbott 1-26-2024.

-General Warranty Deed, Boone Homes Inc., covenants to Andrew Hassman whose tax mailing address is Fifth Third Bank 5001 Kingsley Drive, MD: 1MOB2X Cincinnati, Ohio 45227. Property address is 221 Danville Pike Hillsboro, OH 45133. Signed by SSD Brianne Abbott 1-31-2024.

-Survey for parcels 25-52-001-009.00, 25-52-001-011.00 and 25-52-001-012.00, O.R. 906, pg. 885; O.R. 750, pg. 226; O.R. 1002, pg. 5953 for Donald and Lonnette Hamilton. Signed by SSD Brianne Abbott 2-7-2024.

-Replat of in-lots 997 and 998, owned by Julie Zapf and Courtney Shannon, parcel number 25-53-001-030.00, being renumbered to lot 997-B, O.R. 981, pg. 4816. Signed by SSD Brianne Abbott 2-7-2024

-Replat of in-lot 213, owned by Rodgers and Wendy Culbreath, parcel number 25-45-001-004.00, being renumbered to lot 213-B, O.R. 932, pg. 732. Signed by SSD Brianne Abbott 2-7-2024.

-Replat of in-lot 213, owned by Rodgers and Wendy Culbreath, parcel number 25-45-001-003.00, being renumbered to lot 213-A, O.R. 932, pg. 732. Signed by SSD Brianne Abbott 2-7-2024.

-Replat of lot 8 of the Westover Meadows Subdivision, owned by James Ford Trustee, parcel number 25-48-001-016.00, PB 05, pg. 06. Signed by SSD Brianne Abbott 2-8-2024.

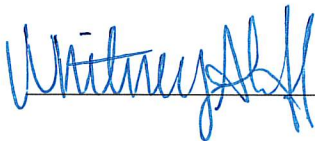
**DISCUSSION:**

None

**MOTION** At 6:45 pm Mayor Justin Harsha moved to adjourn, seconded by Bill Sims. The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday, March 18, 2024 at 130 North High Street, City Hall.



Bill Sims, Chair



Whitney Aliff, Clerk



DESK (202004) 4:10 PM 11/11/2021 11:41:41 HILLSBORO-ROBERTS\_LANE\_LAYOUT\_EXHIBIT\_11/11/2021 8:23 AM



<p><b>DLZ</b> 30651 RED ROCK COURT LOGAN, OHIO 43138 (740) 385-2828 FAX (740) 385-3325 CLZ OHIO, LLC</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td></tr> </tbody> </table>	NO.	REVISION	BY	DATE	1				2				3				4				5				6				7				8				9				10				<p><b>UNDERGROUND UTILITIES</b></p> <p>Two Working Days BEFORE YOU DIG</p> <p>Call 811</p> <p>OHIO UTILITIES PROTECTION SERVICE</p> <p>NON-MEMBERS MUST BE CALLED DIRECTLY</p>	<p>LIBERTY TOWNSHIP, HIGHLAND COUNTY, OHIO CITY OF HILLSBORO <b>ROBERTS LANE EXTENSION</b> EXHIBIT 2021</p>	<p>ROAD LAYOUT EXHIBIT</p>	<p>1 OF 1</p>
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