

**Hillsboro Planning Commission Public Hearing Minutes  
CUP2024-01**

**April 15, 2024 – Meeting - 5:30 p.m.  
City Hall – 130 North High Street**

**HILLSBORO PLANNING COMMISSION**

**CALL TO ORDER**

At 5:30 p.m. Chair Bill Sims called the Hillsboro Planning Commission Public Hearing to order.

**ROLL CALL**

The following were present for the meeting: Bill Sims; Chair, Rob Holt, SSD Brianne Abbott and Paul Worley. Mayor Justin Harsha, Amy Davis and Todd Heskett were absent. Also in attendance were Clerk; Whitney Aliff, Council President Tom Eichinger, Mark Current with Highland County Community Action Organization, contractor for project, and two citizens.

**DETERMINATION OF QUORUM**

A quorum was met.

**CUP2024-01 – 327 Uhrig Street Duplex**

**DISCUSSION:** Chair Bill Sims shared the public hearing is held to hear public comment on conditional use permit 2024-01, for a duplex at 327 Uhrig Street. Mr. Sims noted the property is zoned Residential A and the current zoning code requires a conditional use permit for such construction in the zoning district. A letter was received address to the planning commission clerk from Kay Thomas regarding concerns of the new build. Kay Thomas was in attendance of the public hearing and asked if property taxes would still be paid for and had concerns of government involvement. Chair Bill Sims noted the county auditor's website indicates property taxes are being paid. Mark Current, the housing director for Highland County Community Action Organization (HCCAO) discussed the project in detail. Mr. Current explained taxes are paid on the property and shared if the project moves forward, HCCAO would enter into a thirty-year agreement with the Highland Board of Developmental Disabilities to rent housing to the board's clients. Mark Current discussed the project was delayed and a conditional use permit was granted and has since expired. Housing Director Mark Current noted the importance to integrate individuals with developmental disabilities within the community. Citizens questioned if a fence would be installed. The contractor in attendance on behalf of HCCAO shared it would be up to HCCAO. Citizen Kay Thomas asked for clarification on the reason for a conditional use permit. SSD Brianne Abbott explained the reasoning and process of a conditional use permit. Mr. Current stated the existing tree on the property would be removed and landscaping would be done upon the units being constructed.

**MOTION:** Paul Worley moved to approve the conditional use permit, seconded by Brianne Abbott. Vote: Bill Sims-yea, Brianne Abbott-yea, Rob Holt-yea, Paul Worley-yea. Conditional Use Permit 2024-01 approved.

**MOTION** At 5:45 pm Rob Holt moved to adjourn, seconded by Paul Worley.  
The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday, May 20, 2024 at 130 North High Street, City Hall.

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

Whitney Aliff Whitney Aliff, Clerk