

Hillsboro Planning Commission Meeting Minutes
April 15, 2024 – Meeting –5:30 p.m.
City Hall – 130 North High Street

HILLSBORO PLANNING COMMISSION

CALL TO ORDER

At 5:45 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, SSD Brianne Abbott, Rob Holt and Paul Worley. Members Mayor Justin Harsha, Amy Davis, and Todd Heskett were absent. Also in attendance was Clerk; Whitney Aliff and council president Tom Eichinger.

DETERMINATION OF QUORUM

A quorum was met.

APPROVE MINUTES

The minutes from the Planning Commission Regular Meeting held on March 18, 2024 and were approved as presented.

MOTION: Paul Worley moved to approve the March 18, 2024 Regular Meeting Minutes, seconded by Bill Sims. Vote: all yeas. March 18, 2024 regular meeting minutes approved.

CORRESPONDENCE – None

UNFINISHED BUSINESS –

TABLED: Amendments to Chapter 155 – Zoning Code
Auto Service Station/Auto Repair Shop Standards

NEW BUSINESS –

Commercial Site Plan – 849 South High Street

ACTION REQUIRED –

Auto Service Station/ Auto Repair Shop Standards
Commercial Site Plan – 849 South High Street

AUTO SERVICE STATION/AUTO REPAIR SHOP STANDARDS

DISCUSSION: Chair Bill Sims noted the last planning commission meeting consisted of lengthy discussion regarding standards for auto service stations/auto repair shops. Clerk Whitney Aliff made requested changes and the revised standards were provided to planning commission members. Paul Worley noted a lot of thought and discussion has gone into the standards.

MOTION: Brianne Abbott moved to recommend the proposed auto service station/auto repair shop standards be presented to the Zoning and Annexation council committee, seconded by Bill Sims. Vote: Rob Holt-yea, Paul Worley-yea, Brianne Abbott-yea, Bill Sims-yea. Auto service station/auto repair shop standards will be requested to be reviewed in the Zoning and Annexation Council Committee.

COMMERCIAL SITE PLAN APPLICATION – 849 SOUTH HIGH STREET

DISCUSSION: Three representatives attended the meeting to discuss the proposed site plan for a new building to be built at the Hillsboro Christian Academy (HCA) on South High Street. Dave McCollum noted the growth in the school and the need for more space for students. Tim Baggs, Superintendent of HCA anticipates enrollment of 275+ students for the next school year. Planning Commission member Rob Holt asked about parking. Mr. McCollum noted they have plenty of grass areas if they are required to expand. Discussion was had on the requirement to pave the lot as required for new developments in the zoning code. SSD Brianne Abbott noted the construction being a continuation of the existing lot and not requiring the lot be paved.

MOTION: Paul Worley moved to approve the commercial site plan for 849 South High Street, seconded by Bill Sims. Vote: Bill Sims-yea, Brianne Abbott-yea, Rob Holt-yea, Paul Worley-yea. Commercial Site Plan for 849 South High Street approved.

AMENDMENTS TO CHAPTER 155 – ZONING CODE

MOTION: Brianne Abbott moved to bring the item off the table, seconded by Bill Sims. Vote: Rob Holt-yea, Paul Worley-yea, Brianne Abbott-yea, Bill Sims-yea. Item off the table and open for discussion.

DISCUSSION: Bill Sims noted the item was brought to planning commission to discuss dispensaries and possibly recommend to prohibit or limit the use in specific zoning districts. SSD Brianne Abbott noted the need for more information prior to the city moving forward. Rob Holt requested the item be removed from the agenda as there is no further discussion. No objections heard. Item will be removed from agenda.

NO ACTION REQUIRED-

-Residential Site Plan, 310 North East Street, construct garage. Signed by SSD Brianne Abbott 3-26-2024.

-Residential Site Plan, 103 Joan Avenue, front porch addition. Signed by SSD Brianne Abbott 3-27-2024.

-General Warranty Deed, Timothy Millard covenants to Jeremy Griffith, whose tax mailing address is 6213 Stafford Road, Washington Courthouse, Ohio 43160. Property address is 244 West Pleasant Street Hillsboro, Ohio 45133. Signed by SSD Brianne Abbott 4-2-2024.

-Survey for parcel 25-25-001-085.00, owned by Ricky Todd Miller, O.R.993, pg. 235. Signed by SSD Brianne Abbott 4-2-2024.

-Survey for part of out lot 16, owned by Timothy Millard, parcel number 25-43-001-089.00, O.R. 1003, pg. 1006. Signed by SSD Brianne Abbott 4-2-2024.

-Survey for parcel 30-14-100-013.00, owned by Daniel Hilterbran, O.R. 536, pg. 493, located within three miles of the city corporation limits. Signed by SSD Brianne Abbott 4-2-2024.


-Survey for parcel 23-11-000-150.00, owned by Frank and Brittany Patton, O.R. 1002, pg. 5735, located within three miles of the city corporation limits. Signed by SSD Brianne Abbott 4-4-2024.

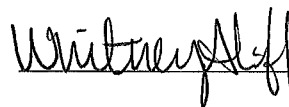
-Residential Site Plan, 316 Bigelow St., construct single family manufactured home. Signed by SSD Brianne Abbott 4-9-2024.

DISCUSSION:

None

MOTION At 6:10 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.

 ~~-Bill Sims, Chair~~ Robert Holt, Vice Chair

 Whitney Aliff, Clerk