

**Hillsboro Planning Commission Public Hearing Minutes**  
**A24-01 235 Willow Street**  
**May 20, 2024 – Meeting - 5:30 p.m.**  
**City Hall – 130 North High Street**

**HILLSBORO PLANNING COMMISSION**

**CALL TO ORDER**

At 5:30 p.m. Vice Chair Rob Holt called the Hillsboro Planning Commission Public Hearing to order.

**ROLL CALL**

The following were present for the meeting: Rob Holt, Vice Chair, SSD Brianne Abbott, Mayor Justin Harsha and Paul Worley. Chair Bill Sims and Todd Heskett were absent. A resignation was received by member Amy Davis on April 16, 2024. Also in attendance were Clerk; Whitney Aliff, Public Works Superintendent Shawn Adkins, Jackie Uhrig, Robert Jacob Smith, Abigail Hagen, Charles Gorman and Council President Tom Eichinger.

**DETERMINATION OF QUORUM**

A quorum was met.

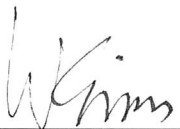
**Appeal A24-01 – 235 Willow Street**

**DISCUSSION:** Vice-Chair Rob Holt discussed a residential site plan was submitted for an accessory structure at 235 Willow Street and was disapproved. The applicant submitted an appeal to the decision. Applicant Robert Jacob Smith discussed the property will be surveyed within 30 days and shared the structure shouldn't be considered as an accessory structure per definition. Mr. Holt discussed zoning code requirements, one being the structure must be placed in the rear yard of the principal structure. Member Paul Worley asked if the applicant owns the property. Mr. Smith advised the property needs surveyed then would be transferred into his name. The applicant noted residing at the neighboring lot, 237 Willow Street and would like to combine both lots once 237 Willow Street is purchased. The applicant asked the members to cite the section of the code where it doesn't allow the structure to be in such location. Vice-Chair Rob Holt read sections 155.067(B) and 155.091 of the zoning code. Planning Commission member Paul Worley noted the city continues to educate the public on processes and permitting requirements. Mr. Worley shared the lot at 235 Willow Street lacks a principal structure that is required in the zoning code. Jackie Uhrig, neighboring property owner to 235 Willow Street shared concerns of the location. Ms. Uhrig noted the structure has been in place since November 2022 and has been an ongoing issue with code enforcement. Ms. Uhrig noted a section of the code that states the code is designated to protect property values. Applicant Robert Jacob Smith requested how many complaints were received regarding the structure at 235 Willow Street prior to the demolition. SSD Brianne Abbott asked why the specific location was chosen for location of the accessory structure. Mr. Smith advised a pre-existing concrete slab is below the structure and is the flattest

location on the lot. Ms. Abbott asked if the structure had utilities such as electricity. Neighbor Jackie Uhrig noted an electric cord is ran to the shed from 237 Willow Street. Ms. Uhrig advised planning commission a court case was ongoing at the Hillsboro Municipal Court regarding the property. Vice-Chair Rob Holt commented the structure is not allowable without a principal structure. Mr. Holt acknowledged there are plans in motion but nothing that is currently allowable or permitted.

**MOTION:** SSD Brianne Abbott moved to disapprove the appeal application, seconded by Rob Holt. Vote: Mayor Justin Harsha-yea, Vice-Chair Rob Holt-yea, Paul Worley-yea, SSD Brianne Abbott-yea. Appeal application A24-01 disapproved. Ms. Abbott commented the reasoning for her disapproval included the lack of building department approval, safety issues including unsafe electricity, inability to verify it meets the required three-foot setback from side lot lines and the lack of the required principal structure.

**MOTION** At 5:59 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, June 17, 2024 at 130 North High Street, City Hall.

  
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Bill Sims, Chair

  
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Whitney Aliff, Clerk