

**Hillsboro Planning Commission Meeting Minutes
November 18, 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 meeting to order.

ROLL CALL

The following were present for the meeting: Chair Bill Sims, Rob Holt; Vice Chair, Mayor Justin Harsha, SSD Brianne Abbott and Paul Worley. Also in attendance were Pro-Tem Clerk; Sasha Myers, Council President Tom Eichinger, and Economic Development Coordinator Lauren Walker.

DETERMINATION OF QUORUM

A quorum was met.

APPROVE MINUTES

The minutes from the Planning Commission Regular Meeting and Public Hearing held on October 21, 2024 were approved as presented.

MOTION: SSD Brianne Abbott moved to approve the October 21, 2024 Regular Meeting and Public Hearing Minutes as presented, seconded by Bill Sims. Vote: all yeas. October 21, 2024 regular meeting and public hearing minutes approved.

CORRESPONDENCE – None

UNFINISHED BUSINESS –

None

NEW BUSINESS –

- Commercial Site Plan Application- 211 Harry Sauner Rd. for ALDI'S
- Commercial Site Plan Application- 619 Harry Sauner Rd. for an addition onto existing retail center with similar occupancy.
- Commercial Site Plan Application- Parcel 1- Roberts Drive Development 1122 N. West St. Construction of a 68,280 square foot industrial building w/associated parking lots, loading areas and storm water management.

ACTION REQUIRED –

- Commercial Site Plan Application- 211 Harry Sauner Rd. for ALDI'S
- Commercial Site Plan Application- 619 Harry Sauner Rd. for an addition onto existing retail center with similar occupancy.
- Commercial Site Plan Application- Parcel 1- Roberts Drive Development 1122 N. West St. Construction of a 68,280 square foot industrial building w/associated parking lots, loading areas and storm water management.

COMMERCIAL SITE PLAN – ALDI'S 211 Harry Sauner Rd.

DISCUSSION: Bill Sim's invited the Aldi's representatives to speak and tell us more about Aldi's, they are hoping to break ground in March of 2024, and open their doors this time next year. Paul Worley makes a motion to approve, Mayor Justin Harsha Seconds this. Vote: all yeas.

COMMERCIAL SITE PLAN – 619 Harry Sauner Rd. Addition

DISCUSSION: Bill Sims explains this this will be an extension onto the existing retail center NCB. Paul Worley mentions that this has already been approved once before, but it had expired, so they had to resubmit the site plan. Rob Holt makes a motion to approve, Chair Bill Sims seconds this. Vote: all yeas.

COMMERCIAL SITE PLAN – Parcel 1 Roberts Drive Development

DISCUSSION: Bill Sims invites the representatives to speak about the development, he mentions that there's a non-disclosure agreement for this project. The representatives explain that this will be a regional distribution center and it will be a good addition to the city of Hillsboro. Paul Worley asks about the timeline for this project and the response was 2026-2027. SSD Brianne Abbott makes a motion to approve, Bill Sims seconds this. Vote: all yeas.

NO ACTION REQUIRED-


- Application for Certificate of Appropriateness- 113 East Main St. wall repair and new paint. Approved by Lauren Walker on 10/25/2024.
- Replat of the North Ridge Subdivision Addition to the City of Hillsboro. Signed by SSD Brianne Abbott on October 22, 2024.
- Replat of the James H. Thompson's Addition to the City of Hillsboro. Signed by SSD Brianne Abbott on October 22, 2024.
- Replat of the original town plat of the City of Hillsboro. Signed by SSD Brianne Abbott on November 12th, 2024.
- Application for Certificate of Appropriateness- 146A West Main St. Hanging a new sign. Approved by Lauren Walker on 11/13/2024.
- Replat of 0.019 acres and 0.139 acres Part lot 403. Signed by SSD Brianne Abbott on November 13, 2024.

DISCUSSION:

MOTION At 5:50 pm Chair Bill Sims moved to adjourn, seconded by Paul Worley. The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday, December 16, 2024 at 130 North High Street, City Hall.



Bill Sims, Chair

 Megan Blackburn
~~Whitney Aliff, Clerk~~