

**Hillsboro Planning Commission Meeting Minutes**  
**May 19, 2025 – Meeting –5:30 p.m.**  
**City Hall – 130 North High Street**

**HILLSBORO PLANNING COMMISSION**

**CALL TO ORDER-**

At 5:34 p.m. Chair Rob Holt called the Hillsboro Planning Commission meeting to order immediately following the public hearing.

**ROLL CALL-**

The following were present for the meeting: Chair; Rob Holt, Bill Sims, Safety & Service Director, Brianne Abbott & Paul Worley. Also in attendance were Clerk; Megan Blackburn, Council President Tom Eichinger, Steven Conrad, Siobhan O'Brien & Matt Hutton.

**DETERMINATION OF QUORUM-**

A quorum was met.

**APPROVE MINUTES-**

MOTION: Rob Holt moved to approve the April 21, 2025 Public Meeting Minutes & the April 21, 2025 Planning Commission Meeting Minutes. Seconded by Bill Sims. Vote: Rob Holt, Yea; Bill Sims, Yea; Brianne Abbott, Yea; Paul Worley, Yea. April 21, 2025 public meeting minutes & planning commission meeting minutes approved.

The minutes from the Planning Commission Public Meeting Minutes held April 21, 2025 and the Planning Commission Meeting held on April 21, 2025 were approved as presented.

**CORRESPONDENCE-**

-None

**UNFINISHED BUSINESS-**

-None

**NEW BUSINESS/ACTION REQUIRED –**

-Application for Variance (25-V-02) Parcel 25-52-001-013.01-Failed Residential Site Plan

**DISCUSSION:** Rob Holt stated that the owners are not able to put this building in the rear yard & it does meet setbacks otherwise. As well as no negative feedback from the community. Bill Sims stated he thinks it is enough of an anomaly & aesthetically the right place on the property for the building.

**MOTION:** Rob Holt moved to approve the Application for Variance (25-V-02). The motion was seconded by Brianne Abbott. Vote: Rob Holt, Yea; Bill Sims, Yea; Brianne Abbott, Yea; Paul Worley, abstained.

**NO ACTION REQUIRED-**

**DISCUSSION-**

-Zoning Letter Request- 352 Johnson St., Hillsboro, Oh 45133

There was lengthy discussion between within the commission regarding the inquiry. Brianne Abbott said her understanding is they are replacing older decapitated ones with better quality units. She did not have any issues with 1-4 of her inquiries. The 5th inquiry she feels Karla Rubio missed interpreted the RV section of our Code. Brianne believes her thought is they are looking for permanent structures to continue the use. Branne stated code 155.004 (c) & stated that we have a whole section of code in 151 that outlines this & quoted 151.029 (a). Rob stated that RV'S & Mobile Homes are defined in 155.166 differently. Brianne said that a home cannot be on wheels, it must have some sort of foundation according to the building department. Brianne said based on Code 155 & 151 our answer to inquiry number 5 is no. Brianne Abbott & Megan Blackburn will draft a letter & email to Karla Rubio in response to her inquiries.

**MOTION-**

Rob Holt moved that the mobile home park is considered a current legal non-conforming use, they can infill the existing pads subject to site review & RV'S and travel trailers are not permitted as permanent residents. Seconded by Paul Worley. Vote: Rob Holt, Yea; Bill Sims, Yea; Brianne Abbott, Yea; Paul Worley, Yea.

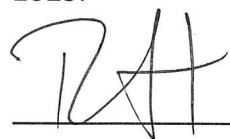
**DISCUSSION-**

-Accessory Structure- Owns 2 lots, accessory structure on one lot alone

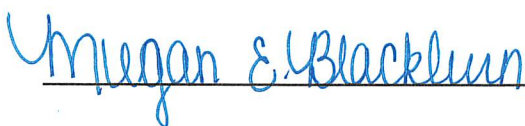
The current procedure is to have a new survey & make it into 1 parcel & then have the accessory structure in the rear yard or apply for a variance. Brianne Abbott stated the reason we currently do not allow them to have an accessory structure on a vacant lot is it is secondary to the main use of the property.

**MOTION** At 6:37pm 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 16, 2025.



Rob Holt, Chair



Megan Blackburn, Clerk