

Hillsboro Planning Commission Meeting Minutes
June 16, 2025 – Meeting –5:30 p.m.
City Hall – 130 North High Street

HILLSBORO PLANNING COMMISSION

CALL TO ORDER-

At 5:40 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, City Auditor Dawson Barreras, Public Works Superintendent Shawn Adkins, Gary Lewis, Mike Mihalik, Ryan Davis, Tom Horst, Spencer Meyer, Marissa Meyer, Robin Peck, Gary Burns & Rick Eberman.

DETERMINATION OF QUORUM-

A quorum was met.

APPROVE MINUTES-

MOTION: Paul Worley moved to approve the May 19, 2025 Public Meeting Minutes & the May 19, 2025 Planning Commission Meeting Minutes. Seconded by Bill Sims. A vote was not made, this will be presented again in the June 21, 2025 meeting.

CORRESPONDENCE-

-None

UNFINISHED BUSINESS-

-None

NEW BUSINESS/ACTION REQUIRED –

-Application for Variance (25-V-03) 814 W Main St., Hillsboro, -Failed Residential Site Plan

DISCUSSION: No Discussion.

MOTION: Bill Sims moves to grant the Variance on condition that the SSD approves the gravel application. Seconded by Paul Worley. Vote: Rob Holt, Yea; Bill Sims, Yea; Brianne Abbott, Yea; Paul Worley, Yea.

-Site Plan Review- Valvoline LLC- 1225 N. High St., Hillsboro

DISCUSSION- Mike Mihalik & Robin Peck spoke on behalf of the Valvoline & what the project entails. Rob Holt confirmed easement is in process & that was verified by Mike Mihalik. Rob Holt asked how many employees for parking purposes. Mr. Mihalik stated that there will be 5 employees & there are 9 parking spots & it is a drive thru facility. Bill Sims asked if there is a concrete drainage tank & Mr. Mihalik explained how the fluid is removed from the building & how the water/oil separator works. Signage was also discussed, that will come in later permits.

MOTION- Chair Rob Holt moved to approve the Site Plan. Brianne Abbott seconded. Vote: Rob Holt, Yea; Bill Sims, Yea; Brianne Abbott, Yea; Paul Worley, Yea.

-Temporary Use Permit Application- 1122 N. West St., Hillsboro

DISCUSSION- Rick Eberman, FCL Builders, spoke that this is just an on-site trailer. Rob Holt asked if this was on the North side curb cut on 73 & just a job site trailer & Mr. Eberman confirmed both. Bill Sims stated no issues.

MOTION- Chair Rob Holt moved to approve the Temporary Use Permit Application. Seconded by Bill Sims. Vote: Rob Holt, Yea; Bill Sims, Yea; Brianne Abbott, Yea; Paul Worley, Yea.

-Commercial Site Plan Application- 132 Fenner Ave., Hillsboro (First Stop)

DISCUSSION- No representative present. Chair Rob Holt spoke that this is Bobby Cantrell's First Stop Marathon stations. Mr. Holt stated there are 8 pumps & 10 parking spots. Rob Holt asked about a turn lane & Brianne Abbott stated there is an intersection project on Fenner that will be sufficient for that. Mrs. Abbott has concerns of the 73-driveway cut & not being 500' from Fenner. Shawn Adkins also stated he had concerns, but 73 should be right turn only in & out of 73. Mrs. Abbott asks to please put condition for right turn only in/out to 73.


MOTION- Chair Rob Holt made the motion to approve with condition that curb cut on 73 is right turn in & out only. Seconded by Brianne Abbott. Vote: Rob Holt, Yea; Bill Sims, Yea; Brianne Abbott, Yea; Paul Worley, Yea.

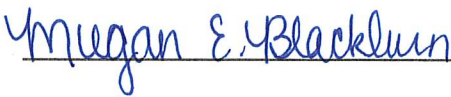
-Driveway Cut Permit- 132 Fenner Ave., Hillsboro (First Stop)

DISCUSSION- Discussion already made in Commercial Site Plan.

MOTION- Chair Rob Holt made the motion to approve with condition that curb cut on 73 is right turn in & out only. Seconded by Brianne Abbott. Vote: Rob Holt, Yea; Bill Sims, Yea; Brianne Abbott, Yea; Paul Worley, Yea.

MOTION At 6:17 pm Rob Holt moved to adjourn, seconded by Brianne Abbott.
The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday, July 21, 2025.


____ Rob Holt, Chair


____ Megan Blackburn, Clerk