

Hillsboro Planning Commission Meeting Minutes
July 21, 2025 – Meeting –5:30 p.m.
City Hall – 130 North High Street

HILLSBORO PLANNING COMMISSION

CALL TO ORDER-

At 5:37 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, Dwight Reynolds & Charles Cruea.

DETERMINATION OF QUORUM-

A quorum was met.

APPROVE MINUTES-

-The minutes from the June 16, 2025 Public Hearing Minutes and the Regular Meeting Minutes were approved as read.

CORRESPONDENCE-

-None

UNFINISHED BUSINESS-

-None

NEW BUSINESS/ACTION REQUIRED –

-Site Plan Review Application -500 Harry Sauner Rd. (Addition for Goodwill)

DISCUSSION: SSD Brianne Abbott spoke as to why this Site Plan came to Planning Commission. She stated that per code 155.044, expansion of non-residential uses over 10,000 square feet are required to come before the commission. A spokesperson for Goodwill stated the addition will be about 2400 feet on the North East side of the building. It will match the existing building & pavement & will house adult day services. Bill Sims stated that this is a noble enterprise & does not have any issues. SSD Brianne Abbott agreed with Mr. Sims.

MOTION: Brianne Abbott moves to approve the Site Plan Application as presented. Seconded by Paul Worley. Vote: Rob Holt, Yea; Bill Sims, Yea; Brianne Abbott, Yea; Paul Worley, Yea.

-Application for Variance (25-V-04) 25-52-001-052.04 – 606 S Elm St.


DISCUSSION- Paul Worley asked if the offsets will be off the property line enough. Rob Holt stated that it appears they will be 5 feet off, but looking at calculations it appears which totals 32 feet which does not add up. Rob Holt explained it has to have a 5 ft setback if this is approved. Bill Sims asked what is between the house & the new building that is 13 ft? Mr. Reynolds stated it is a flower bed. Mr. Sims asked if he would be able to move the building closer to the flower bed to secure the 5 ft setback & Mr. Reynolds stated yes. Mr. Holt asked about fire codes & if this would restrict if a need would arise. Mrs. Abbott stated that is the purpose of the 5 ft setbacks. Mr. Reynolds stated there is plenty of room on the other side of his house too & confirmed there would be no utilities in the building it is just to hold a car. Maximum Height was also discussed. Rob Holt stated it does meet the requirements in the Variance portion of our book D1-11. Bill Sims said since no neighbor has expressed any concerns, that he would approve, but it is very important that when the building is built you make sure there is 5 ft to property line or it will have to be torn down & moved. Brianne Abbott did say we do still require a driveway permit, but that is done administratively. Mr. Reynolds stated that he does understand if he puts a driveway in & he will apply for a permit. Paul Worley expressed it is very important to know where the lines are & to keep the 5 ft.

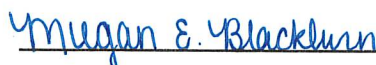
MOTION- Paul Worley moved to approve the Variance. Brianne Abbott seconded. Vote: Rob Holt, Yea; Bill Sims, Yea; Brianne Abbott, Yea; Paul Worley, Yea.

DISCUSSION- Paul brought up to put on our radar as to Imagine Hillsboro & if that should be reviewed. Brianne stated that the process is legislated & does need to be acted upon. There were to be two planning commission members on this committee. Rob Holt & Paul Worley will be on the committee. Clerk, Megan Blackburn will get a meeting set up. Brianne will send out her annual report to all. Rob Holt asked if there is an update on the GIS project. Brianne is not sure of an update, that Shawn Adkins would be able to give a better update for him. Brianne Abbott stated that this will be her last meeting and that she is stepping down as Safety & Service Director. Bill Sims made to move the motion for unanimous consent to thank Brianne for her service to the City as SSD as well as serving on the Planning Commission she has done a wonderful job. Rob Holt seconded. All yeas. All committee members thanked Brianne.

MOTION At 5:58 pm Bill Sims moved to adjourn, seconded by Rob Holt.

The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday, August 18, 2025.


____ Rob Holt, Chair


____ Megan Blackburn, Clerk