

**Hillsboro Planning Commission Meeting Minutes**  
**August 18, 2025 – Meeting –5:30 p.m.**  
**City Hall – 130 North High Street**

**HILLSBORO PLANNING COMMISSION**

**CALL TO ORDER-**

At 5:33 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 & Justin Harsha. Safety & Service Director, Brianne Abbott & Paul Worley were absent. Also in attendance were Clerk; Megan Blackburn, Timmothy Hudgins, Mike Kelley, Julie Watson, Chad Watson & Rocky Bumgardner.

**DETERMINATION OF QUORUM-**

A quorum was met.

**APPROVE MINUTES-**

-The minutes from the July 21, 2025 Public Hearing Minutes and the Regular Meeting Minutes were approved as read.

**CORRESPONDENCE-**

-None

**UNFINISHED BUSINESS-**

-None

**NEW BUSINESS/ACTION REQUIRED –**

-Application for Variance (25-V-05) 25-14-200-021.00 – 104 Maple Run Dr.

**DISCUSSION:**

Chair, Rob Holt said that we did hear from the resident at 100 Maple Run Dr. & they do not have any issues with this variance. Mayor, Justin Harsha stated that knowing the lots in town make it difficult to build a home on them, they understand that & he really does not have a problem with the 5' difference in the backyard since he meets all the other criteria. Mr. Holt asked which site plan is correct in regards to the electric utilities. Mr. Hudgins answered & confirmed its next to the back left corner by the electric pole. Mr. Sims asked how high the fence is at the back of the property? Mr. Hudgins stated it is roughly 7' tall. Rocky Bumgardner

asked if it was a wooden fence or a chain link fence. Mr. Hudgins & Mr. Holt stated that it is wooden. Mr. Sims concurred with the Mayor & does not have an issue with the 5' difference for setbacks.

**MOTION:** Bill Sims moved to approve the variance at 104 Maple Drive. Seconded by Mayor Justin Harsha. Vote: Rob Holt, yea; Bill Sims, yea; Justin Harsha, yea.

-Replat/Address Assignment for Wenmar Subdivision for lots A, B, & C.


#### **DISCUSSION-**

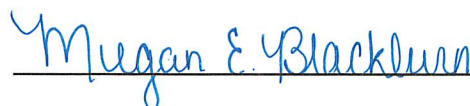
Chair, Rob Holt asked if there was anymore information than the information we already have. Mr. Holt also spoke about Martha Drive which is not developed; however, we spoke to Shawn Adkins who said that the City has no intentions of developing that street. Mayor Harsha agreed. Mr. Holt mentioned a comment that with that driveway being next to Martha Drive if it were to be developed & future administration was in place how that would work. Mr. Holt asked if Shawn had mentioned the utilities. Clerk Megan Blackburn said that when Shawn & Brianne looked at this in the office, they did not have an issue with the plat or address assignment they just could not come up with a number because we need 3 addresses & only had enough numbers for 2 addresses (298 & 300 available). Mr. Holt wants to know what the precedence has been. Mrs. Blackburn asked if Mr. Holt wanted her to call Mr. Adkins & Mr. Holt said yes. Mr. Holt asked Mr. Adkins what the standard designation throughout the City. Mr. Adkins said we normally only give ½ addresses if it is two properties on one address, but he had never come across a situation like this. Mr. Holt said we can do 298 & 298 ½ & 300? Mr. Adkins said yes, that was what I was thinking. Mr. Sims asked if there is a contention for A & B? Mr. Adkins said we do have A & B as well as ½ addresses in town. Mayor Harsha stated that most addresses that are A & B come with multiple dwellings on one parcel & he would be more comfortable doing the ½ designation & Rob Holt agreed. Mr. Holt said we would make 298 lot 10A, 298 ½ lot 10B & 300 for lot 10C & Shawn Adkins agreed. Mr. Holt thanked Shawn & Mayor Harsha asked the Watson's if that sounded ok to them? They said it did.

**MOTION:** Chair Rob Holt moves to make the lots addressed as: 298 for lot 10A, 298 ½ for lot 10B & 300 for lot 10C on Wenmar Street. Mayor Justin Harsha seconded the motion. Vote: Rob Holt, yea; Bill Sims, yea; Justin Harsha, yea.

**MOTION:** At 5:49 pm Bill Sims moved to adjourn, seconded by Justin Harsha.

The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday, September 15, 2025.

  
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Rob Holt, Chair

  
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Megan Blackburn, Clerk