

Hillsboro Planning Commission Meeting Minutes
September 15, 2025 – Meeting –5:30 p.m.
City Hall – 130 North High Street

HILLSBORO PLANNING COMMISSION

CALL TO ORDER-

At 5:30 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, Mayor Justin Harsha & Safety & Service Director, Shawn Adkins. Paul Worley was absent. Also in attendance was Clerk; Megan Blackburn.

DETERMINATION OF QUORUM-

A quorum was met.

APPROVE MINUTES-

-The minutes from the August 18, 2025 Public Hearing Minutes and the Regular Meeting Minutes were approved as read.

CORRESPONDENCE-

-None

UNFINISHED BUSINESS-

-None

NEW BUSINESS/ACTION REQUIRED –

-None

DISCUSSION:

-Chair Rob Holt stated we will first discuss property 25-38-001-075.03 zoned Business C to Residential. Mr. Holt read William Caldwell's letter to the Commission. Mr. Caldwell was not present at the meeting. In depth discussion was made over this property. Mr. Holt did state everything on that side of Rt 50 & all adjoining property owners are Business C. Rob also said that Mr. Caldwell did not provide a plan for the future or appear at the meeting. Mayor Harsha agreed that there is Residential on the side, but the ingress & egress is on Rt. 50. Mr. Sims agreed without a plan from the owner & without the owner present at the meeting we could not make a recommendation on this property.

-Chair Rob Holt brought up 25-54-001-027.00 & 25-54-001-028.00 and read Larry Miller's letter as to his plan for this property & the reason to have it rezoned from Business C to Residential B. Mr. Holt stated that all properties around these properties are Residential B. Mayor Harsha stated Mr. Miller has been improving surrounding areas & would not want to hold up his work. Mr. Holt said we would make this Residential B. SSD Shawn Adkins stated the three lots do meet the lot size needed for that zoning

MOTION:

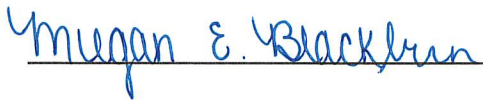
Justin Harsha moved to change the zoning for 25-54-001-027.00 & 25-54-001-028.00 from Business C to Residential B. And to change the zoning for 25-14-200-019.00; 25-14-200-020.00; 25-14-200-018.00; 25-14-200-017.00; 25-14-200-016.00; 25-14-200-015.00; 25-14-200-014.00; 25-14-200-013.00; 25-14-200-012.00; 25-14-200-011.00; 25-14-200-010.00; 25-14-200-009.00; 25-14-200-008.00; 25-14-200-007.00; 25-14-200-006.00; 25-14-200-005.00; 25-14-200-004.00 from Business C to Residential A to match the existing uses of the parcels. Rob Holt seconded the motion. Vote: Rob Holt, Yea; Bill Sims, Yea; Shawn Adkins, Yea; Justin Harsha, Yea.

MOTION: At 5:48 pm Shawn Adkins moved to adjourn, seconded by Rob Holt.

The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday, October 20, 2025.



Rob Holt, Chair



Megan Blackburn, Clerk