

**Hillsboro Planning Commission Meeting Minutes
October 20, 2025 – Meeting –5:30 p.m.
City Hall – 130 North High Street**

HILLSBORO PLANNING COMMISSION

CALL TO ORDER-

At 5:39 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 & Public Works Superintendent, Seth McCoy.

DETERMINATION OF QUORUM-

A quorum was met.

APPROVE MINUTES-

-The minutes from the September 15, 2025 Planning Commission Meeting were approved as read.

CORRESPONDENCE-

-None

UNFINISHED BUSINESS-

-None

NEW BUSINESS/ACTION REQUIRED –

-Rezoning 25-54-001-027.00/25-54-001-028.00 from Business C to Residential B (to allow single family homes to be constructed)

DISCUSSION:

-Chair Rob Holt asked if there were any additional comments than what was made at the public hearing. Mr. Holt stated that rezoning to Residential B allows you to have a model home with an office & small signage & change that into a home down the road. 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: Mayor Justin Harsha made the motion to rezone 25-54-001-027.00 & 25-54-001-028.00 from Business C to Residential B as a recommendation to send to council. Bill Sims seconded the motion. Vote: Rob Holt, Yea; Bill Sims, Yea; Justin Harsha, Yea.

-Rezoning 25-14-200-019.00; 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 from Business C to Residential A (to match the existing uses of parcels)

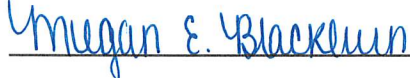
DISCUSSION: No comment in the public meeting due to nobody in attendance for this request. Chair Rob Holt stated this rezone will change these parcels to match what they are already being used for.

MOTION: Mayor Justin Harsha made the motion to rezone 25-14-200-019.00; 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 from Business C to Residential A as a recommendation to send to council. Rob Holt 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 Rob Holt. The next meeting of the Planning Commission is scheduled for 6:00 pm on Monday, October 20, 2025.



Rob Holt, Chair



Megan Blackburn, Clerk