

Hillsboro Planning Commission Public Hearing Minutes

November 13, 2025 – Meeting - 6:30 p.m.

City Hall – 130 North High Street

- Rezoning Thompson Funeral Home from Residential A to Residential B (25-44-001-213.00; 25-44-001-212.00; 25-44-001-209.00; 25-44-001-194.00; 25-44-001-210.00)

HILLSBORO PLANNING COMMISSION PUBLIC HEARING

CALL TO ORDER

At 6:30 p.m. Chair Rob Holt called the Hillsboro Planning Commission Public Hearing to order.

ROLL CALL

The following were present for the meeting: Chair; Rob Holt, Bill Sims, Mayor Justin Harsha, & Safety & Service Director Shawn Adkins. Also in attendance were Clerk; Megan Blackburn, Steven Thompson, Meghan Wagoner, Garrett Spargur & Paul Garringer.

DETERMINATION OF QUORUM

A quorum was met.

- Rezoning Thompson Funeral Home from Residential A to Residential B (25-44-001-213.00; 25-44-001-212.00; 25-44-001-209.00; 25-44-001-194.00; 25-44-001-210.00)

DISCUSSION:

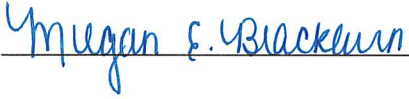
Rob Holt asked if there were any citizens present for the Rezoning of Thompson Funeral Home. Paul Garringer asked if this change is common & if this is spot zoning? Mr. Holt stated, typically we keep from spot zoning, this would be considered spot zoning but isn't consistent with the use of the area & based on the uses of property & definition of code. Mr. Garringer asked if you can leave it zoned A & give it a variance? Mr. Holt stated no. Mr. Garringer asked if there are any other steps? Mr. Holt stated yes, if zoning changed, they would later need to request a variance for the setbacks. Mr. Garringer asked if there are any safety standards or if the new building will fit in with the surroundings. Mr. Holt asked Mr. Thompson if he would like to take over for this part. Mr. Thompson stated, it will be a nice building that will fit in with the funeral home & have landscaping. He said a cremation would omit about 6 hours of a drive in a car. The top will look like a chimney on the house. There will not be an odor. Mayor Harsha stated he had done some research & it appears the crematories run very efficient now. Rob Holt did have conversation with Mark Wilson which was ok with the change in zoning. The Administration received one phone call from owner at 216 Main St & he is initially against it without knowing additional detail.

MOTION At 6:43 pm Justin Harsha moved to adjourn, seconded by Bill Sims. The next

meeting of the Planning Commission is scheduled for 5:30 pm on Monday, November 17, 2025 at 130 North High Street, City Hall.

Handwritten signature of Rob Holt in blue ink.

Rob Holt, Chair

Handwritten signature of Megan Blackburn in blue ink.

Megan Blackburn, Clerk