

Hillsboro Planning Commission Minutes
April 16, 2018 – Regular Meeting - 5:30 p.m.
Highland County Administration Building – 119 Governor Foraker Place

CALL TO ORDER

At 5:35 p.m., Tom Eichinger, Chair, called the Hillsboro Planning Commission meeting to order.

ROLL CALL

The following were present for the meeting: Tom Eichinger, Chair; Charlie Guarino, Vice-Chair; Rob Holt, Mel McKenzie, Safety and Service Director; Joe Mahan, and Ruth Robbins. Mayor Hastings was unable to attend. Ann Morris, Council member, was also present.

DETERMINATION OF QUORUM

A quorum was met.

APPROVE MINUTES

The minutes for the March 19, 2018 Regular Meeting were reviewed and accepted as presented.

CORRESPONDENCE *No correspondence*

UNFINISHED BUSINESS/DISCUSSION

City Master Plan - Update

Mr. Guarino said that Liz Fields, consultant for McBride-Dale-Clarion, does not have time to start the master plan now but will try to prepare a scope of work in the next month with an estimated project kick-off in early summer. Mr. Guarino asked the Commission if they preferred a “Cliff Notes” version for the Master Plan or a more detailed plan that includes a summary of the plan. Mr. McKenzie preferred a plan with more detail that would allow a better understanding of what the city ultimately wants.

Mr. Guarino said it was safe to say that the next big area for expansion is on Hobart Drive. There is also potential for residential expansion on Northview Drive. He recommended a road to connect Northview with SR 138. Mr. Eichinger said that a detailed plan with a summary of “selected detail” would be good.

Mr. Mahan said that the plan should be about five years in length. The discussion turned to the unincorporated thirty-plus acres owned by Ramon Fenner between High Street and SR 73. Mr. Mahan felt that development could take 10 years for that property. Mr. McKenzie said that if and when that area is developed, water and sewer lines would be installed along Fenner Road and should be extended north on West Street to Pea Ridge Road. In the past the extension of Roberts Lane was discussed by the Commission but Mr. McKenzie said that a bridge is needed to cross the ravine and it would be difficult to fund a project of that scope.

The Commission discussed scenarios for changing roads in the Master Plan. Mr. Guarino said that a 4-lane spur from a major highway would help economic development in Hillsboro and Highland County. Mr. Holt said that Hillsboro has always been a residential community for Clinton County. Ms. Robbins said that the city needs to decide if it wants to remain a bedroom community for Clinton County. The discussion addressed the lack of a workforce for the Airpark, which is why Amazon did not choose Clinton County. Mr. Holt expressed the need for Hillsboro to support Clinton County.

Mr. McKenzie said that the Rocky Fork Lake area is the Commission's biggest priority and should work with the County to promote it in order to draw more people to Hillsboro. The Commission discussed the expansion of bike trails in relation to the lake area. Mr. Holt agreed that the lake area, especially in the fall, is a very big draw to the area. Ms. Morris interjected that the traffic to the lake area is big business for Hillsboro. The Commission discussed Hillsboro as a destination for senior citizen shopping trips, the need for a hotel, agritourism, the need to attract investors, and how to influence the state to bring a highway through Highland County when the time comes.

The Commission then reviewed the comments from the April 9, 2018 public hearing for the zoning code amendment. The suggestion was made that animal issues should not be in the zoning chapter and that the section addressing animals in the city should be updated. Most of the comments at the hearing concerned dogs but all animals should be addressed in the city code. If the Ohio Revised Code (ORC) addresses these issues then the city code only needs to refer to the ORC. Research needs to be done to determine why the Health Department and the Humane Society have no enforcement power. The Commission also discussed non-conforming use for veterinary properties and how ownership is restricted by state law. Parking was briefly discussed.

Mr. Holt said that the Planning Commission and Administration need to do a better job of public relations when presenting new legislation or new ideas. The city should be the first to go to the press with information and not wait for the "naysayers" to be the first to go to the press. There is a need to explain prior to presenting new or amended legislation that it can be changed after the first reading and prior to Council voting on it. Social media and a newsletter included with the utility bill were suggestions for communication.

The Commission may consider recommending a longer vacancy limit for non-conforming use because a veterinarian's office must be purchased by a veterinarian in order to operate as such. It could take longer than six months to sell the property and it would lose its non-conforming use status if it was in Zoning District A or B (Colonial Animal Clinic is in District A).

After more discussion, the Planning Commission recommended removing the reference to dogs from the amended zoning code. Any animal ordinance should concentrate on the protection of animals and is probably already covered by the Ohio Revised Code. The Commission will ask Council to review the ordinance. Mr. Eichinger and Mr. McKenzie, will attend the next zoning committee meeting and recommend to Council the removal of dog references from the amended zoning code and to consider updating "Chapter 90: Animals" of the City Code.

NEW BUSINESS No new business

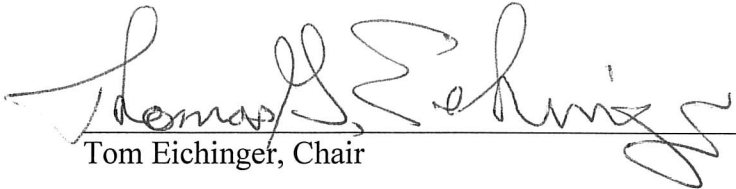
NO ACTION REQUIRED

- Approve Deed – 233 S. Elm St (Shinkle) (Stamped 3-23-18 by SSD)
- Approve Replat – Lot 668-A - Walnut & Hill Sts. – Harewood (Signed 4-16-18 by SSD)
- Approve Replat – IL 21 West & Walnut Sts. – Swonger (Signed 04-16-18 by SSD)

ADJOURN

MOTION At 6:59 pm Mr. Mahan moved, seconded by Mr. Holt, to adjourn.
Vote: all yeas.

The next regular meeting of the Planning Commission is at 5:30 pm on Monday, May 21, 2018 at the County Administration Building located at 119 Governor Foraker Place.



Tom Eichinger, Chair



Debbie Sansone, Clerk