

**Hillsboro Board of Zoning Appeals Meeting Minutes**

**August 20, 2018 – 5:00 p.m.**

**Hillsboro Planning Commission Meeting Minutes**

**August 20, 2018 – Regular Meeting - 5:30 p.m.**

**Highland District Library – 10 Willettsville Pike, Hillsboro**

**HILLSBORO BOARD OF ZONING APPEALS**

*Request for a Variance at 302 Wenmar Avenue to Exceed Height Restriction for Accessory Building – William and Crystal Myers*

**CALL TO ORDER**

At 5:00 p.m., Tom Eichinger, Chair, called the Hillsboro Board of Zoning Appeals meeting to order.

**ROLL CALL**

The following were present for the meeting: Tom Eichinger, Chair; Charlie Guarino, Vice-Chair; Rob Holt, and Joe Mahan. Mayor Hastings, Mel McKenzie, and Ruth Robbins were unable to attend. Council members Ann Morris and Wendy Culbreath; numerous citizens including Creed Culbreath, James Hopgood (sp), Gary Pitzer, Lucia Tomko, Earl Burnett, Jane Fosgood (sp), and others were also present for the hearing.

**DETERMINATION OF QUORUM**

A quorum was met.

**APPROVE MINUTES** No Minutes

**CORRESPONDENCE** No Correspondence

**UNFINISHED BUSINESS** No Unfinished Business

**NEW BUSINESS**

Mr. Eichinger asked Mr. Myers to explain his request for a variance. Mr. Myers explained that he built a pole barn on the vacant lot across from his home on Wenmar Avenue. The building is intended to be used as a batting cage area for teens in the community. Mr. Myers checked the county subdivision rules and started building on December 11, 2017. He did not, however, check for city zoning regulations or apply for a building permit. The accessory building was not allowed in a Residential A-zoned district upon a parcel that did not have a residence.

After meeting with the Hillsboro Planning Commission to find a solution to the problem, Mr. Myers had both lots, his home and the pole barn property, surveyed as one lot. This would classify the pole barn in Residential A as an accessory building. The height restriction for the building is 12 feet and Mr. Myers' building is 16 feet tall. He was then

required to ask for a variance for exceeding the height restriction from the Hillsboro Board of Zoning Appeals.

Mr. Eichinger opened the meeting to public comment where several citizens spoke to support the variance. They also felt that the building enhanced the neighborhood and that Mr. Myers was providing a good opportunity for area teens.

Mr. Mahan asked if the property had been officially surveyed and Mr. Myers confirmed that the survey was completed. Mr. Eichinger explained that the building can never be used as a residence unless the now combined properties are split to create a separate parcel for the pole barn/residence.

**MOTION** Mr. Holt moved, seconded by Mr. Guarino, to approve the variance with two conditions: 1) that Mr. Myers will provide documentation of the survey joining the two parcels as one, and 2) that the building can never be used as a residence under the current conditions. Vote: all yeas.

**ADJOURN**

**MOTION** At 5:23 pm Mr. Holt moved, seconded by Mr. Guarino, to adjourn. Vote: all yeas.

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**HILLSBORO PLANNING COMMISSION**

**CALL TO ORDER**

At 5:30 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, and Joe Mahan. Mayor Hastings and Ruth Robbins were unable to attend. Council members Ann Morris and Wendy Culbreath, and Hillsboro resident Creed Culbreath, were also present for the meeting.

**DETERMINATION OF QUORUM**

A quorum was met.

**APPROVE MINUTES**

The minutes from the July 16, 2018 Regular Meeting were reviewed and accepted as presented.

**CORRESPONDENCE** No correspondence

**UNFINISHED BUSINESS/DISCUSSION**

*City Master Plan – Ongoing*

Mr. Eichinger informed the Commission that the Master Plan consultation contract with McBride Dale Clarion was signed on August 16, 2018. Emily Crowe, consultant, will schedule a tour of the city. He said that it is important to keep the plan “in front” of the public. A survey enclosed in the water bill was discussed.

The Commission briefly reviewed sample “Small Cell” legislation provided by Mayor Hastings from the August Mayor’s Conference. Mr. Eichinger said that Hillsboro’s new zoning code addresses small cell wireless facilities (Section 155.150(H)) and suggested reviewing the sample legislation but warned against legislation that was too involved.

**NEW BUSINESS** No New Business

**NO ACTION REQUIRED**

- 6408 SR 247, 6410 SR 247, 211 Conrad Street – Approve Deeds (Kelch) SSD Signed on 7-17-18
- 139 S. Glenn Avenue – Approve Deed (Bear) SSD Signed on 7-18-18
- Lot 1 Chillicothe Ave (Greystone Heights) – Approve Replat (Priest-Satterfield) SSD Signed on 7-24-18
- 202 Conrad Street – Approve Deed (Ludlow) SSD Signed on 08-01-18
- Contract with McBride Dale Clarion for Master Plan – Mayor Signed on 08-13-18

**ADJOURN**

**MOTION** At 5:47 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, September 17, 2018, at the Highland County Administration Building located at 119 Governor Foraker Place. The meeting is open to the public.

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Tom Eichinger, Chair

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Debbie Sansone, Clerk