

**Hillsboro Planning Commission Meeting Minutes**  
**October 15, 2018 – Regular Meeting - 5:30 p.m.**  
**Highland County Administration Building – 119 Governor Foraker Place**

**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; Mayor Drew Hastings, Mel McKenzie, Safety and Service Director; Rob Holt, and Joe Mahan.

**DETERMINATION OF QUORUM**

A quorum was met.

**APPROVE MINUTES**

The minutes from the September 17, 2018 meeting were reviewed and accepted as presented.

**CORRESPONDENCE**

- Hillsboro Church of Christ - 155 West Walnut Street – Request Vacation of Alley
- Bill Musser – 225 Danville Pike – Request Variance to Raise Chickens

**UNFINISHED BUSINESS**

• *Master Plan - Ongoing*

Mr. Eichinger reported that there were more than 180 responses to the "Imagine Hillsboro" survey.

**NEW BUSINESS**

***Conditional Use Permit - Brigitte Wagoner and Mark Shaw - 244 West Pleasant Street***

Ms. Wagoner and Mr. Shaw submitted plans for two single-family "villa" dwellings on a single lot located at 244 West Pleasant Street and requested a Conditional Use Permit. Both homes could share a common driveway from Pleasant Street without encroaching any set-backs. Mr. Shaw said that the homes will generate income, create local revenue, and help to create pride in the neighborhood and encourage the clean-up of neighboring properties.

Mr. Eichinger explained that zoning for that property would not allow two homes on the same lot but that under the newly amended zoning code a duplex could be placed on the property with "conditional use" permission. The square footage of the duplex must be a

minimum of 1,000 square feet and each unit must have separate utilities and meters. Mr. Shaw will review the requirements for a duplex and if it is a favorable project, he will redesign the two homes as one duplex and resubmit the plans to the Planning Commission.

***Request Variance to Raise Chickens - 225 Danville Pike - Bill Musser***

The Planning Commission received a request from Bill Musser to allow chickens to be raised on his property at 225 Danville Pike. He and his wife have a potential buyer for their home who would like to raise chickens. After reviewing the city code (Section 90 - Animals), Mr. Eichinger found that there is no code preventing the raising of chickens if they are kept at least one hundred feet from any dwelling. There was a question, however, that only hens and not roosters could be raised within the city. No variance is required and Mr. Eichinger will draft a letter to Mr. Musser with a copy of City Ordinance Section 90.

***Request to Vacate Alley - Church of Christ - 155 West Walnut Street***

Larry Burns from the Church of Christ contacted the Safety and Service Director, Mel McKenzie, regarding the placement of temporary speed bumps in the alley behind the church. The speed bumps would be activated during times of pick-up and drop-off at the church. Mr. McKenzie suggested that since the church maintains the alley, they could request that the alley be vacated, allowing the church to do whatever they wanted with the alley.

The alley runs east-west behind the church. The portion of the alley considered for vacation is approximately 100 feet east from the South West Street end of the alley. Mayor Hastings said he was concerned about a bottle neck at the east end of the alley at the north/south alley between West Walnut and West South Streets. Mr. Eichinger suggested allowing the speed bumps but not vacating the alley. It was decided to inform Mr. Burns of the procedure to vacate an alley and provide the church with an application to start the process. The Planning Commission tabled the matter until an application is submitted from the church.

**DISCUSSION**

Mr. Eichinger informed the Commission that he had a call from Justin Harsha wanting to know if the home he owns at 309 South High Street could be used as a veterinary facility. Veterinary facilities are allowed in Zone C or higher but Mr. Eichinger invited Mr. Harsha to attend the meeting and discuss the matter. If the home was zoned "C" it would not be 100 feet from a Residential A Zone. Parking would also be an issue. The Commission agreed unanimously that there was no viable option to allow the veterinary facility. Mr. Eichinger will inform Mr. Harsha of the discussion.

**NO ACTION REQUIRED**

- • Replat – South Elm Street (Lot 246A) – Danny Gillman (Signed by SSD 09-20-18)

- Replat – North Street (Lot 494A) – Arlene Cole (Signed by SSD 09-20-18)
- Split – South High St – 1.929 A (Ballards Subdivision) – Boone Homes
- Replat – Park Place (Lot 636) – Richard Long (Signed by SSD 09-27-18)
- Replat – 217 E South St. (Lot 170) – Karen M. Reno (Signed by SSD 10-04-18)

**ADJOURN**

**MOTION** At 6:35 pm Mr. Mahan moved, seconded by Mr. Holt, to adjourn.  
Vote: all yeas.

The next regular meeting of the Planning Commission is scheduled for 5:30 pm on Monday, November 19, 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