

Hillsboro Planning Commission Meeting Minutes
December 17, 2018 – Regular Meeting - 5:30 p.m.
Highland County Administration Building – 119 Governor Foraker Place

HILLSBORO PLANNING COMMISSION

CALL TO ORDER

At 5:34 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, Joe Mahan, and Dan Allard, newly appointed member. Dane was warmly welcomed as a new member to the Planning Commission.

DETERMINATION OF QUORUM

A quorum was met.

APPROVE MINUTES

The minutes from the October 15, 2018 meeting were reviewed and accepted as presented. November 19, 2018 meeting did not commence due to lack of quorum.

CORRESPONDENCE

- To Bill Musser – 225 Danville Pike – Request Variance to Raise Chickens

UNFINISHED BUSINESS

• *Master Plan - Ongoing*

Scope of work ongoing, Goals and Mission Statement

Church of Christ- Request for Alley Vacation. Mr. Larry Burns was present and explained the Church owns the whole corner, very little neighboring traffic. No issues with proceeding, survey is not required but easement may be needed. Mr. Burns will complete the petition form for property owners within 200 feet of Alley to sign and a Public hearing will be set before the February 2019 Council meeting.

NEW BUSINESS

Conditional Use permit- Bridgette Wagoner and Mark Shaw – 244 West Pleasant Street. A Public hearing will be set and published within 30 days prior to next Planning Commission Meeting January 22, 2019. Planning Commission agreed that Mr. Shaw had met conditional use permit, it fits guidelines, Planning Commission can then approve/disapprove at Public hearing based upon public input. Hearing will be set 15 minutes prior to Special meeting Election and selection of Officers which is held prior to

regular meeting.

4 Sign permits- Standard Aero- (Formerly PAS). Twila Heinlein.

- **#S18-032** Fascia Wall sign 14'x6' wall mount- replace for rebranding PAS Technologies to **Standard Aero** - aluminum panels with vinyl graphics. This is the Main sign, it is a replacement and is no issue. SSD Mel McKenzie can issue an approval.
- **# S18-033** ground sign 46"x48" visitor's entrance- ground sign replace for rebranding- Visitor Entrance to **Standard Aero Visitor Entrance**- aluminum panels with applied vinyl graphics. This is a vinyl replacement, no size change, and is no issue. SSD Mel McKenzie can issue and approval.
- **#S18-034** ground sign 4'x36" **Standard Aero Shipping and Receiving & Main Entrance**. This sign is twice as big, industrial limit is restrictive. Code may need updated. A variance can be issued. Publication will be issued and public hearing will be set prior to next meeting. Property owners 200 feet from Standard Aero will be notified 15 days prior.
- **#S18-035** ground sign 4'x36" **Standard Aero Shipping and Receiving & Standard Aero Shipping and Receiving**. This sign is twice as big, industrial limit is restrictive. Code may need updated. A variance can be issued. Publication will be issued and public hearing will be set prior to next meeting. Property owners 200 feet from Standard Aero will be notified 15 days prior.

NO ACTION REQUIRED

- Mylar for firehouse Alleys- Balawander (SSD Signed 10/30/18)
- Deed – Devan Bernard Shoemaker to Gregory & Gilliland (Parcel No. 25-43-001-112.00) Stamped by SSD on 11/02/18
- Deed- Treadway to Hank & Bill's Automotive (Parcel No. 25-17-001-011.10 781 N. West St) Stamped by SSD on 11-08-18
- Deed Juillerat to Kirker (Parcel No. 25-26-001-010.00 113 N. West Street) Stamped by SSD 11-08-18
- Mylar for David Erkenbrecher (Parcel No. 25-44-001-053.00 115 East Pleasant Street) Stamped by SSD 12-10-18
- Deed – Stanley Jennings and Carol Jennings (Parcel No. 25-11-001-025.00 324 Free Soil Road Georgetown, Ohio 45121) Stamped by SSD 12-12-18

DISCUSSION

Mayor Hastings apprised the Planning Commission that at the last Council meeting in the Mayor's Report he told Council members of a meeting that took place in the conference room at the City building between Community Action: Julia Wise and City of Hillsboro Administration employees Tony Weissmann; Chief Building/Code Enforcement Officer and Paulette Goerler; Administrative Receptionist. Community Action is purchasing and rehabbing group homes. Julia informed Tony and Paulette that in 2019 Community

Action will build/rehab between 12 to 20 group homes. There was an issue on two permits with the same address that were submitted to the City and upon investigation, there were other areas of concern to the Chief Building/Code Enforcement Officer and Mayor Drew Hastings. The Mayor's concerns are that group homes through Community Action are often able to have a waiver of property taxes after a year, with the purchase of these homes in residential areas it makes property market value go away for young couples wishing to buy, that Community Action assumes zoning does not apply to them in the building of these homes. There was at length discussion with concern that we are not taking care of our own and are receiving persons from other counties in our State to live in these homes. Joe Mahan spoke, stating this has come up in the past year with POD type group housing plans that Community Action was trying to build and incorporate in residential areas. Discussion that the argument/concern is on zoning and is not about discrimination, how to make this clear and forefront. A letter was sent to a council member from Deborah Bruccilla saying the codes that Chief Building/Code Enforcement Officer Tony Weissmann was enforcing is illegal. Planning Commission members agreed that Council should be instructed on the group home builds/rehabs.

ADJOURN

MOTION At 6:41 pm Mr. Mahan moved, seconded by Mr. Holt, to adjourn.
Vote: all yeas.

Next meeting of the Planning Commission is City of Hillsboro Board of Zoning Appeals Meeting scheduled for 5:15 pm Tuesday, January 22, 2019 at the Highland County Administration Building located at 119 Governor Foraker Place. With Organizational Meeting to follow at 5:30 pm. The meeting is open to the public.

Tom Eichinger, Chair

Kimberly Newman, Clerk