

Hillsboro Planning Commission Minutes
January 22, 2019 – BZA Zoning Appeals Meeting
5:15 p.m. Highland County Administration Building- 119 Governor Foraker Place

CALL TO ORDER

At 5:13 p.m., Tom Eichinger, Chair, called the Zoning Appeals of the Planning Commission to order.

ROLL CALL

The following were present for the meeting: Tom Eichinger, Chair; Charlie Guarino, Vice-Chair; Drew Hastings, Mayor; Mel McKenzie, Safety and Service Director; Dane Allard, Rob Holt and Joe Mahan. Ann Morris, Council Member, Cindy Sutton, Vice Mayor of Blanchester, Shawn Adkins-Public Works Superintendent were also present.

DETERMINATION OF QUORUM

A quorum was met.

CORRESPONDENCE

No correspondence

UNFINISHED BUSINESS

No unfinished business

NEW BUSINESS

- Public Hearing-Request for Variance-214 Hobart-Standard Aero (Signs exceed approved sign dimensions) Signs #3 and #4

A Zoning Appeals Hearing was held for Standard Aero Directional Signs. The public was notified. City code states size as 2'x 3', Standard Aero signs are doubled 4'x 6' and exceed approved sign dimensions. It is likely the City needs to modify zoning code in regard to this issue of size. In the future the Planning Commission BZA can integrate in making an amendment. This BZA hearing is for a Variance of size. Larger signs are needed as directional signs for truck drivers, visitors. Chair Tom Eichinger moved that the Planning Commission grant a size variance on signs #3 and #4 for Standard Aero, allowing sign permits to be fully granted. Mr. Eichinger asked Clerk Kimberly Newman to take a roll of vote, all members were present and cast their vote. **Vote for passage 7 votes, 0 opposed, passed.** If four or more in favor, the RESOLUTION passes. If fewer than four approve, the RESOLUTION fails.

Motion to approve the RESOLUTION by Charlie Guarino, seconded by Dane Allard.

- Public Hearing- Request for Conditional Use Permit- 244 West Pleasant-Shaw -Brigette Waggoner (Duplex in Residential A)

A Zoning Appeals Hearing was held for a Conditional Use Permit for a Duplex in Residential A- 244 West Pleasant Street. The public was notified and members of the public were present to speak to the Planning Commission. Chair Tom Eichinger opened the floor, asking those wishing to speak to state their name and address and the concern they may have. Those who spoke were from West Pleasant Street, Cecilia, Reggie Hilderbran 234, Wayne Harley 250, Benny Page 249, Brian Rumpke 261, Tabitha Evans 241, Amber Rumpke 261, Missy Hilderbran 234. The concerns of the public were that the Duplex would open up their neighborhood for more apartment buildings, rif-raf and drug problems would come and they don't want that in their neighborhood. One citizen was against the duplex because the neighborhood already has a flooding problem and this would add to it. Flooding is a huge issue, one they feel the city should be more concerned with. The Duplex would create a nightmare with more cars and there is already a parking issue. Pride in owning versus renting is a concern, those present were home owners and took pride in the neighborhood, fearing renters would not. Questions about rent amount was questioned to Mr. Shaw, Mr. Shaw answered that it wasn't established yet. Mr. Shaw stated that all regulations, rules and codes had been followed in the construction of the Duplex. Concerns that property value would go up or decrease with the Duplex was expressed. Mr. Shaw also shared that the parking is on the lot itself, not the alley, which is a concern for everyone. There are 4 spots already, possibly 6. Mr. Shaw understood the pride in ownership they spoke of, but said there is 50% rental in the city of Hillsboro.

Brigette Waggoner, the property owner, addressed the public members, the Duplex is a two-unit dwelling, each is 700 square feet, 1400 square feet total. There are 2 older ladies who are wanting to rent these units, 1 to 2 vehicles possible with the renters. When Brigette said that when inquired of the neighbors, no one was interested in buying the lot, but they were fine using it as a parking lot.

Mayor Drew Hastings addressed the public members- Some of what he was hearing from this group of individuals, he agreed with. My talks I have had recently at council and Planning Commission, I am concerned with group homes. I know the neighboring owners of these homes, it has impacted them, with parking, traffic, etc... in Residential A.

Mel McKenzie -SSD and Shawn Adkins-Public Works Superintendent addressed the flooding, sewer issue. There is a plan for Storm/ Sewer, EPA granted 1 million dollars to start a project that cost estimate is 11 million dollars for completion.

Tom Eichinger then told the public group that the Planning Commission had followed the procedures, Mr. Shaw and Ms. Waggoner had followed the procedures, they met the requirement for the conditional use permit BZA hearing. This is a step in the process to move forward if it is to be a duplex. There is a resolution to grant a conditional use permit for a 2 duplex at 244 West Pleasant Street, Hillsboro, Ohio 45133 (parcel no. 25-43-001.089.00) pursuant to the conditions stated in Hillsboro Zoning Code 155.149K. Before we proceed, the Planning Commission will go into Executive Session to discuss all the comments of the public, Mr. Shaw and Ms. Waggoner. Chair Tom Eichinger called to move into Executive Session at 5:54 pm, Planning Commission returned out of Executive Session, and back on record by Chair Tom Eichinger at 6:01 pm. Motion to approve the RESOLUTION by Charlie Guarino, seconded by Mel McKenzie, Chair Tom Eichinger asked Clerk for roll to vote, **Vote for passage 0 votes, opposed 7 votes, failed.**

Chair Tom Eichinger informed Mr. Shaw that he had the right to go to Council to appeal. He thanked Mr. Shaw, Ms. Waggoner and the public for their time in this matter.

ADJOURN

The meeting adjourned at 6:08 p.m. The next regular meeting of the Planning Commission is Tuesday, February 19, 2019 (The regular meeting day, Monday, February 18, is a holiday).

Tom Eichinger, Chair

Kimberly Newman, Clerk