

**Hillsboro Planning Commission Meeting Minutes**  
**April 15, 2019 – Regular Meeting - 5:30 p.m.**  
**Highland County Administration Building – 119 Governor Foraker Place**

**HILLSBORO PLANNING COMMISSION**

**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; Mayor Drew Hastings, Joe Mahan. Rob Holt. Safety Service Director Mel McKenzie and Dane Allard were excused. Also present were Clerk Kimberly Newman, Council member Ann Morris, Rachel Gombosch and Emily Crowe from McBride-Dale Clarion.

**DETERMINATION OF QUORUM**

A quorum was met.

**APPROVE MINUTES**

The minutes from the March 18, 2019 meeting were reviewed and accepted as presented.

**CORRESPONDENCE**

- Mark Wilson, Conditional Use Permit Approval letter. Verifying documents of occupancy: Utility bills, Historical narrative, deed from Mark Wilson.

**UNFINISHED BUSINESS**

- Brigette Waggoner- 244 West Pleasant Street Duplex-Appeal, presenting at 5:00 pm for April 18, 2019 – Property Maintenance & Restoration & Zoning and Annexation joint committee meeting. Reset for Council Meeting from May 13, 2019.

**DISCUSSION-** Chair Tom Eichinger discussed that Brigette Waggoner, Mark Shaw were at Council meeting on April 8, 2019. Due to confusion of time that the appeal was being held, neighboring property owners were not present at 6:30 pm. Property owners were advised upon arrival that the hearing started at 6:30 pm and was being set for committee review in the near future and would be advised. The Property Maintenance & Restoration and Zoning & Annexation committees will meet jointly April 18, 2019 at 5 pm in Old Firehouse to discuss the appeal and will be heard at May 13, 2019 Council meeting. Mr. Eichinger explained that the Planning Commission voted no on COA for 244 West Pleasant Street Duplex, the Planning Commission acted in unison with consideration of what was the best for the City. Consideration of neighboring property owner's input was also heard at the hearing. Ms. Waggoner did not agree with the

decision and took the correct steps to appeal this at Council. Chair Tom Eichinger stated the Planning Commission did follow the zoning code, this was reiterated by Joe Mahan, as he stated he agreed the P.C. acted in unison with the best of the City in mind. Rob Holt stated it was good to hear from the property owners, as the P.C. was not privy to the neighboring property owners' viewpoints previous to the hearing. Council may uphold the Planning Commission decision or appeal it at May Council meeting.

### **NEW BUSINESS**

Charlie Gaurino updated the Planning Commission that the Land Bank cannot move forward at this time as reconsideration has been taken and a legal opinion is needed in regard to tax on CAUV.

Tom Eichinger advised the Planning Commission that Shawn Adkins stated that Hillsboro now has a 57% LMI (low to moderate income) it is no longer limited to the South East quadrant, we can now use this City wide which will be helpful for possible future grant funding.

- **ACTION REQUIRED** – Replat Part OL 40 & OL 42 Original Town Plat City of Hillsboro, David Lee & Angela Blair & Timothy Joe & Julie Kay Blair, presented for approval.

**DISCUSSION** Tom Eichinger – Chair explained that the replat would create a new parcel, the alley is not considered a new street, but would allow the encroachment to be eliminated if replat is approved. It currently encroaches the area where the trailers are. It moves the parcel back, according to the Mylar presented.

**MOTION:** Charlie Guarino moved Seconded by Joe Mahan to approve the replat Part PL 40 & OL 42.

### **NO ACTION REQUIRED**

- Affidavit naming Surviving Spouse or Joint Survivor, Linda M. Harrington 814 W. Main Street Hillsboro, Ohio 45133. Parcel # 25-24-001-008.00. Thomas G, Harrington and Linda M. Harrington 1.645 acres. Stamped by SSD Mel McKenzie on March 22, 2019.

### **ADJOURN**

**MOTION** At 5:46 pm Mr. Charlie Guarino moved, seconded by Mr. Joe Mahan to adjourn.

Vote: all yeas.

The next regular meeting of the Planning Commission is scheduled for 5:30 pm on Monday, May 20, 2019 at the Highland County Administration Building located at 119 Governor Foraker Place. The meeting is open to the public.

*RAH*

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Tom Eichinger, Chair

*Robert Holt*

*Kimberly Newman*

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Kimberly Newman, Clerk