

Hillsboro Planning Commission Meeting Minutes
August 19, 2019 – 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., Rob Holt-Chair, called the Hillsboro Planning Commission meeting to order.

ROLL CALL

The following were present for the meeting: Rob Holt-Chair, Charlie Guarino, Vice-Chair; Mayor Drew Hastings, Richard Donley, Safety Service Director, Dane Allard and Joe Mahan. Also present were Clerk Kimberly Newman, Council member Ann Morris, Attorney Sue Davis and Paul Worley.

DETERMINATION OF QUORUM

A quorum was met.

APPROVE MINUTES

The minutes from the June 17, 2019 meeting were reviewed and accepted as presented.

CORRESPONDENCE - Email from Emily Crowe requesting a joint meeting of Council and Planning Commission, Lind Media; Billy Stanley inquiring on digital billboard, Sue Davis; Variance request, ERM form sent to Kimberly Newman-Hillsboro Zoning Department.

UNFINISHED BUSINESS

- Lind Media- Billy Stanley, Digital Billboards, emailed follow up on digital billboard.

DISCUSSION Billy Stanley, representative of Lind Media previously presented to the Planning Commission the request for digital billboards to the City. They have to be within 600 feet of a business. This can be an issue and the billboard Mr. Stanley is requesting approval of is near Taco Bell and Fenner Avenue. It is an 8 phase digital billboard. The property that the billboard is placed on is owned by the Fenner family; Lind has a permanent easement agreement with the property owner. ODOT previously passed the digital billboard placement, then came back and told Lind they were rescinding the approval. The State has requirements for billboards along State Highways. The Fenner property is 30 some acres, is an island in the City. Mr. Lind proposed the property be annexed. Billy Stanley of Lind Media and Mayor Drew Hastings, both had contact with Janet Fenner and Fenner's realtor to discuss annexation of the 30 plus acres. There was at length discussion by Planning Commission members of the variance request for the digital billboard.

MOTION: Charlie Guarino moved to approve the variance for the digital billboard, seconded by Chair Rob Holt.

ACTION REQUIRED – Variance Request – Sue Davis presented on behalf of Federal Home Loan Mortgage Corporation, Michael Hill, 128 N. East Street # 25-27-001-027.00 with agreement of Melissa Elmore, trustee owner of adjoining 124 N. East Street #25-27-001-128.00. The modification will be for the purpose of giving legal ability to the parties for use of the existing drive. Currently both parties share the driveway, there is no driveway cut and not enough room for the required thirty feet width. A variance is requested due to no other option in this matter. An agreement will be created by Sue Davis.

DISCUSSION

Planning Commission members discussed at length the need for an agreement that would have the verbiage and contingencies that the owners, successors, beneficiaries, heirs and assigns a perpetual easement and right of way for ingress and egress across the part of the described existing driveway. Being mutually agreed that both parties, their successors, beneficiaries, heirs and assigns shall equally bear cost of maintenance and repair of said driveway as well as their proportionate share of any city assessments/fees connected thereto. Both parties agree that the driveway does not go beyond the existing carport.

MOTION: Charlie Guarino moved to approve the requested driveway variance with the above mentioned contingencies. Seconded by Joe Mahan.

NO ACTION REQUIRED

- Replat of In -lot Nos. 22 & 23 plat Book, 11 Page 62. Replat Lot No. 22A, Gutierrez Land Company. Signed by SSD Mel McKenzie June 19, 2019.
- Replat James H. Thompson's Addition, Part Lot Nos. 249 & 250 James H. Thompson's Addition Parcel No. 25-42-001-108.00 Signed by SSD Mel McKenzie on June 28, 2019.
- Quit Claim Deed David Fairley 9251 SR 138, Hillsboro, Ohio Lot 21-A was pt. 2 Lot 21, parent parcel 25-26-001-123.00. Property address Lot 21-A 0.606 acres Catherine Street. Signed by SSD Mel McKenzie July 16, 2019.
- Quit Claim Deed David Fairley 9651 State Route 124 Hillsboro Ohio, Lot 21-B was pt. Lot 21, parent parcel 25-26-001-123.00. Property Address 131 Catherine Street Hillsboro, Ohio. Signed by SSD Mel McKenzie July 16, 2019.
- Quit Claim Deed Jack I. Hope parcel numbers 25-35-001-031.00, 25-35-001-032.00, 25-35-001-031.01 remise, release and forever quit claim to Southern Ohio Historic Preservation Investment Group, LLC. Lot No 18A of replat of part in-lot no. 18 and all of in-lot no. 19 recorded in plat book 11 page 71. Signed by SSD Mel McKenzie on July 16, 2019.
- Quit Claim Deed Jack I. Hope parcel numbers 25-35-001-034.00, 25-35-001-034.01, 25-35-001-033.00 remise, release, and forever quit claim to Southern

Ohio Historic Preservation Investment Group, LLC. Lot no 19B of the re-plat of part of in-lot no 18 and all of in-lot no 19 recorded in plat book 11 page 71. Signed by SSD Mel McKenzie on July 16, 2019.

- Replat of all in-lots no. 286 and part of in-lots nos. 291 and 292, William Keys' sixth addition plat book 01, page 07. All of in-lots Nos. 653 and 654, Hough subdivision, plat book 01, page 49 and part of a vacated alley, misc. record no. 02, page 369. Signed by SSD Richard Donley on August 8, 2019.
- Replat, part of original in-lot number 624 plat book 001, page 38 being owned by Kathy Knauff in O.R. volume 942, page 911 parcel number 25-18-001-114.00. The attached plat correctly represents the replat of said parcel number 25-18-001-114.00, part of in -lot 624 of Catherine W. & Josephine Collins Addition and is to be renumbered lot 624-A, inclusive and do hereby accept this plat as same. Signed by SSD Richard Donley on August 8, 2019
- Jerry Haag Motors, Inc. new/change address assignment. Not an address change, addition to 1475 US 62, adding 14751/2 for the proposed satellite, mainly for any emergency service needed. Signed by SSD Mel McKenzie July 25, 2019
- Quit Claim Deed U.S. National Association, permanent parcel No. 25-35-001-023.00& 25-35-001-025.00 property address 101-103 West Main Street Hillsboro, Ohio. Lot 52-A of the replat of part of in-lot No. Lot 52 recorded in plat book 11, page 80. Stamped August 15, 2019.

DISCUSSION

- Clerk Kimberly Newman informed the Planning Commission of a form from ERM in regard to invitation to comment on Historic Properties affected by the proposed satellite node that will be erected on Jerry Haag property. It was agreed that this form would be marked and returned as follows- that we find the proposed project will not affect historic properties and - we have no comment regarding the proposed project. Clerk will complete this task.
- Charlie Guarino updated that the Land Bank has approved a contractor for demolition of 4 properties, the bid for completion is subject to clean title searches.
- Mayor Drew Hastings had Paul Worley introduce himself to the Planning Commission as a new member of the Planning Commission. Appointment paperwork was signed and Mr. Worley was welcomed to the board. Mr. Paul Worley will fill the unexpired term of Rob Holt, as Mr. Holt took seat as Chair, which was previously held by Mr. Tom Eichinger. This term for Paul Worley will expire on December 31, 2023.

ADJOURN

MOTION At 6:22 pm Mr. Charlie Guarino moved, seconded by Mayor Drew Hastings to adjourn. Vote: All yeas.

The next regular meeting of the Planning Commission is scheduled for 5:00 pm on Monday, September 16, 2019 at the Highland County Administration Building located at 119 Governor Foraker Place. Immediately followed by the Joint meeting with Council members and Emily Crowe and Rachel Gombosch- for review of the draft plan - Imagine Hillsboro This gives opportunity to see the plan before it is considered for adoption. The meeting is open to the public.

RAH

Rob Holt, Chair

Kimberly Newman

Kimberly Newman, Clerk