

Hillsboro Planning Commission Meeting Minutes
November 18, 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., Charlie Guarino Vice Chair, called the Hillsboro Planning Commission meeting to order.

ROLL CALL

The following were present for the meeting: Charlie Guarino, Vice-Chair, Richard Donley; Safety Service Director, Paul Worley, Joe Mahan and Dane Allard were present. Chair Rob Holt and Mayor Drew Hastings were absent. Also present were Clerk Kimberly Newman, Council President Tom Eichinger. Council woman Patty Day and Council woman Ann Morris and Public Works Superintendent Shawn Adkins.

DETERMINATION OF QUORUM

A quorum was met.

APPROVE MINUTES

The minutes from the October 21, 2019 meeting were reviewed and accepted as presented.

CORRESPONDENCE – Conditional Use Request letter- HAEDC for US 50 East, Roadside Rest.

UNFINISHED BUSINESS -Imagine Hillsboro Master Plan

DISCUSSION- Vice Chair Charlie Guarino and Council President Tom Eichinger discussed with the Planning Commission the importance of the Master Plan and following it along with the Zoning Code for future economic development and continued forward thinking, vision and growth for Hillsboro. It was agreed that this Plan and legislation for Imagine Hillsboro should not be hurried through. Steering Committee should meet and Council should be well informed of this plan and legislation and have time to ask any questions and have a clear understanding of this document. This is a long-range plan document.

NEW BUSINESS-

- Charles Thompson & Fernando Trevino 126 Homestead Avenue, Recycling Site. Inquiring if recycling site is allowed at this address, zoned Industrial E.

DISCUSSION- Mr. Trevino and Mr. Thompson were invited to present to Planning Commission and were not in attendance. It was discussed that a Natural Resource or EPA

license/study may need to be obtained by Thompson and Trevino before any thought of recycling site due to potential environmental issues of contamination from recycled parts on site. It was determined by the Planning Commission to have Clerk Kimberly Newman send a letter on behalf of Planning Commission siting Industrial E "It is the purpose of the Industrial E Zoning District to stimulate industrial development within the City of Hillsboro in appropriate locations, while ensuring that such development does not adversely affect the residents of either the city or surrounding businesses or services uses." And General Provisions 155.104 C. "In the interpretation of this code, if a use within the code is not specifically permitted, it shall be prohibited." Industrial E permitted uses- automotive fueling station, automotive repair facilities, automotive sales or leasing. Recycling sites is not listed, so it is not permitted.

- Letter from Greg VanZant on behalf of HAEDC, conditional use request letter for US 50 East, Roadside Rest was presented to commission. Planning Commission acknowledged the need for city water and sewer hook-up for this property to be of more value for economic development. Planning Commission agreed this is necessary for sale for this property and have no opposition to this being done. No action was required.

NO ACTION REQUIRED

- Quit Claim Deed The Hopkins Family Properties, LLC., North West Street Parcel No. 25-18-001-070 and 25-18-001-132.00. OR 977, page 2710. Signed by SSD Richard Donley on September 26, 2019
- Limited Warranty Deed, Federal Home Loan Mortgage Corporation to Michael L. Hill Parcel Number 25-27-001-027.00 property address 128 North East Street. Lot no. 108-A of replat being in Lot No. 108-A of the replat of the original Town Plat city of Hillsboro, formerly part IL Nos. 108 and 109 recorded in Plat book 11 pages 89. Signed by SSD Richard Donley on September 26, 2019
- Ohio Warranty Deed The Hopkins Family Properties LLC, see above. Signed by SSD Richard Donley on September 26, 2019.
- Survivorship Deed Kelly Lynn Jeter to John Benjamin Stroup and Heather Marie Stroup, husband and wife. Parcel nos. 25-12-001-004.00 & 25-12-001-005.00. Property Address 958 North High Street Hillsboro, Ohio 45133. Prior instrument reference Official Record Book 794, page 149 of the Deed Records of Highland County, Ohio. Signed by SSD Richard Donley, October 28, 2019.
- Warranty Deed Oak Hill Estates (William and Janet Butler band Rita Blankenship trustee of Blankenship Family Revocable Living Trust) 18.275 Acres. Parcel No (split from 25-30-001-042.00 and 25-20-001-075.00, Prior instrument OR Volume 128, page 274, Highland County, Ohio to said Grantee, the City of Hillsboro, its successors and assigns. Signed by SSD Richard Donley on November 04, 2019.

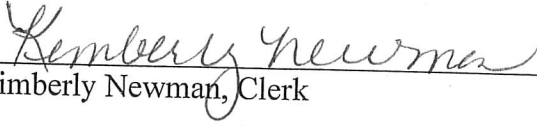
ADJOURN

MOTION At 6:01 pm Joe Mahan moved, seconded by Richard Donley to adjourn. Vote:
All yeas.

The next regular meeting of the Planning Commission is scheduled for 5:30 pm on
Monday, December 16, 2019 at the Highland County Administration Building located at
119 Governor Foraker Place. This meeting is open to the public.



Rob Holt, Chair



Kimberly Newman, Clerk