

**Hillsboro Planning Commission Meeting Minutes**  
**January 28, 2020 – Meeting - 5:30 p.m.**  
**Highland County Administration Building – 119 Governor Foraker Place**

**HILLSBORO PLANNING COMMISSION**

**CALL TO ORDER**

At 5:34 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, Mayor Justin Harsha , Brianne Abbott; Safety Service Director, Joe Mahan, Paul Worley, Tracy Aranyos and Charlie Guarino. Also present were Clerk Kimberly Newman, Council President Tom Eichinger, Council members Patty Day and Ann Morris and Abbott Signs/Chad Abbott.

**DETERMINATION OF QUORUM**

A quorum was met.

**APPROVE MINUTES**

The minutes from Regular Planning Commission meeting December 16, 2019 were reviewed and accepted as presented.

**CORRESPONDENCE** – Letter to Fernando Trevino & Charles Thompson in regard to their inquiry of a recycling site at 126 Homestead Avenue. Letter stated it is not permitted in Industrial E zoning. There was no response from letter sent. Letter to Tim Davis/Hillsboro City Schools. Letter from Greg VanZant/HAEDC Re: U.S. 50 East Roadside Rest.

**DISCUSSION:** Tim Davis contacted Brianne Abbott and the school sign is now in compliance with the 8 second hold. Planning Commission had no issue or discussion with letter from Greg VanZant on Roadside Rest on U.S.50.

**UNFINISHED BUSINESS** -Imagine Hillsboro- Master Plan.

**DISCUSSION:** Mayor Harsha and SSD Brianne Abbott are ready to proceed, they will hold a meeting with Emily Crowe and Charlie Guarino and then Imagine Hillsboro will be ready to be presented at Council.

**NEW BUSINESS**

Peace Lutheran Church- Conditional Use Permit/23 Harry Sauner Road- electronic sign  
Ventura's Fed & Store- Conditional Use Permit/ 402 N. West Street- electronic sign  
Holtfield Station- Conditional Use Permit/620 S. High Street- electronic sign

DISCUSSION- Planning Commission inquired of Chad Abbott on Ventura;s Feed & Store sign, if the sign itself is in the right of way, is it State or City right of way. At length discussion was had, Mr. Chad Abbott will alert Mr. Ventura of possible issue with sign and right of way and discuss options with Mr. Ventura.

No issues with Peace Lutheran Church. Holtfield Station sign, discussion on electronics and if it is two signs or if gas portion is a fuel price display, it was decided it is a fuel price display.

MOTION: Rob Holt moved, seconded by Paul Worley to approve Conditional Use Permit for Peace Lutheran Church, Vote- Rob Holt-yes, Charlie Guarino-yes, Justin Harsha-yes, Tracy Aranyos- yes, Paul Worley-yes, Joe Mahan.-yes, Brianne Abbott abstained. Vote passed.

MOTION: Rob Holt moved, seconded by Paul Worley to approve Conditional Use Permit for Ventura;s Feed & Store Vote- Rob Holt,-yes Charlie Guarino-yes, Justin Harsha-yes, Tracy Aranyos- yes, Paul Worley-yes, Joe Mahan.-yes, Brianne Abbott abstained. Vote passed.

MOTION; Rob Holt moved, seconded by Paul Worley to approve Conditional Use Permit for Holtfield Station Vote- Rob Holt-abstained, Charlie Guarino-yes, Justin Harsha-yes, Tracy Aranyos-yes, Paul Worley-yes, Joe Mahan-yes, Brianne Abbott-abstained. Vote passed.

Planning Commission also discussed zoning code, there are several areas that need amended. Discussion was at length on amended zoning, a joint public hearing will be necessary for rezoning of Harry Sauner and additional amendments. Planning Commissioner asked Clerk Kimberly Newman to publish a public hearing for March 9, 2020 at 6:30 pm prior to Council meeting. See addendum of amended zoning. This will require a 3 reading rule for legislation to amend legislation.

#### **NO ACTION REQUIRED -**

- Warranty Deed. Oak Hills Estate Split from 25-30-001-042.00 and 25-20-001.075.00 Prior instrument O.R. Volume 138, Page 274, Highland County. By William R. Butler, Janet Sue Butler and Rita K. Blankenship, trustee of thee Blankenship Family Revocable Living Trust dated July 19, 2020, Partner. Signed by SSD Richard Donley on 11-4-2019
- Replat Being parts of Lot No. 392 of the Robert Stewarts Addition as recorded in Plat Book 10, page 14. Owned by Boone Homes, Inc. As recorded in O.R. 972, p. 691& O.R. 982, p. 3182(parcel nos. 25-45-001-093.00&25-45-001-094.00). Signed by SSD Richard Donley on 12-19-2019.
- Deed Reference O.R. 978, p. 3145 Part Lot No. 291 & 292. William Keys' sixth addition pl. bk. 01, p.07 parcel no. 25-46-001-093.00 & 25-46-001-094.00 Signed by SSD Richard Donley on 12-19-2019.
- Replat of part of In-Lot No. 56 Plat Book 01, Page 2 "1903" JR Gibs, sole owner of In-Lot No. 6A. Signed by SSD Richard Donley on 12-23-2019.
- Replat of Lot No. 210-A (0.015 Acres) of the Replat book of Part IL 210 R.D. Lilley's Addition (formerly part IL210) and recorded in Plat book 01, page 04 owned by Mary E. Kier as recorded in in O.R. 979, P 1688 (Parcel No. 25-44-

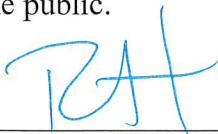
001-205.00). Signed by SSD Brianne Abbott on 1-14-2020.

- Replat part of out- lot 16 of the City of Hillsboro, plat book 01, page 192 owned by Cynthia Sutton & Marilyn Bain as recorded in O.R. 979, P. 3836 (Parcel No. 25-43-001-087.00). Signed by SSD Brianne Abbott on 1-7-2020.

## ADJOURN


**MOTION** At 6:58 pm Mayor Justin Harsha moved, seconded by Rob Holt; Chair to adjourn. Vote: All yeas.

The next meeting of the Planning Commission is scheduled for 6:30 pm on Monday, February 24, 2020 at the Highland County Municipal Court at Highland County Administration Building located at 119 Governor Foraker Place. This meeting is open to the public.



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Rob Holt, Chair



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Kimberly Newman, Clerk