

Hillsboro Planning Commission Meeting Minutes
April 20, 2020 – Meeting - 5:30 p.m.
Remote teleconference meeting
COVID19

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, Mayor Justin Harsha, Brianne Abbott; Safety Service Director, Paul Worley, Charlie Guarino and Tracy Aranyos. Also present were Clerk Kimberly Newman, Council President Tom Eichinger, and Ann Morris; Council member.

DETERMINATION OF QUORUM

A quorum was met.

APPROVE MINUTES

The minutes from Planning Commission meeting held on March 23, 2020 were reviewed and accepted as presented.

MOMENT OF SILENCE TO HONOR JOE MAHAN: Chair Rob Holt requested a moment of silence for Joe Mahan, words of gratitude and honor were spoken on behalf of Joe and his service on Planning Commission and his time and service to the city of Hillsboro. Joe had served as a board member on Planning Commission since 2016. Mayor Harsha had spoke to the Mahan family at Joe's funeral and plans were in place to dedicate a bench with Joe's name on it to be placed in the downtown business area. Charlie Guarino also expressed his thought on gaining donations to plant a tree in the downtown area in Joe's honor.

CORRESPONDENCE – Email from Greg VanZant on annexation to Brianne Abbott. Revised site plan for Marriott hotel.

DISCUSSION: Annexation-SSD Brianne Abbott discussed the email from Greg VanZant in regard to annexation. Attorney Greg VanZant advised Ms. Abbott that it falls to the duty of property owner to obtain legal services in annexation and to complete and submit necessary paperwork required in annexation. It was his legal opinion that the Planning Commission should help at all extent possible to those seeking annexation, but not to the extent of doing the paperwork and accruing the costs of annexation process. Ms. Abbott advised that she forwarded this information on to Randy Butler, realtor of Fenner property, to date has not heard back from Mr. Butler on this issue of Fenner property

acquiring annexation to the city of Hillsboro. Chair Rob Holt and Charlie Guarino inquired if Lind Media had recently had communication with the city or Clerk of Planning Commission on whether or not Lind Media was pursuing the purchase of Fenner property for the purpose of annexation at their billboard location. There has been no contact with Lind media since the first of the year 2020.

Revised Site Plan Marriott hotel- SSD Brianne Abbott advised the Planning Commission that the city had a conference call with the Patels and the retail plaza had been decreased in square footage and parking spaces were still compliant even with the reduction of square footage. There were changes made on south end parking due to natural water way, that portion of the parking spaces were cut. The previous dates anticipated for ground breaking, financing, and hotel build will be pushed back due to COVID19.

Charlie Guarino gave an update on Land Bank. The Land Bank is going strong, with work going on at Rocky Fork area. There have been some issues with Federal funding, but Highland County delinquent taxes generates some funds for the Land Bank. Mr. Guarino urged Planning Commission and the city if they had any addresses to share for Land Bank opportunities, to give them to him to share with Land Bank.

**UNFINISHED BUSINESS -Imagine Hillsboro- Master Plan.
Amended Zoning Code.**

DISCUSSION- There was no public comment at February 24, 2020 meeting. Imagine Hillsboro resolution will be presented at April Council meeting. Amended Zoning Code legislation will be presented for second reading at April Council Meeting.

NEW BUSINESS – Joe Mahan’s position on Planning Commission Board

-Annexation of Fenner Property. SSD Brianne Abbott had spoken with Randy Butler in reference of Fenner property being annexed. The owner of Fenner property does not wish to circulate a petition or pay any fees accrued to achieve annexation of said properties, but would like the property annexed.

DISCUSSION- Chair Rob Holt advised that this had been discussed last year when Lind Media Billboard was being reviewed. Chair, Rob Holt stated that attorney Greg VanZant was in the process of looking into the annexation process to explore the possibility of deferring taxes until the property is sold. Law Director Fred Beery was to reach out and discuss this with Annika Collins as well. Fred Beery has not reported back to the Planning Commission on this topic. SSD Brianne Abbott advised the Planning Commission that she would contact Greg VanZant and get his progress on the Annexation of Fenner property.

NO ACTION REQUIRED –

- Special Warranty Deed Being in-lot No. 292-A(0.141 acres) of the Replat of

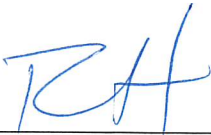
William Key's Sixth Addition (Formerly Part of Lots 29 and 292) and recorded in plat Book 11, page 110 in the Highland County Recorder's Office. Parcel ID: 25-46-001-094.00 & 25-46-001-093.00. Signed By SSD Brianne Abbott on March 30, 2020.

- Quit Claim Deed David Ayres and Kathleen Ayres, husband and wife ("Grantor"), remiss, releases and forever quit claims and assigns to David Ayres and Kathleen Ayres, husband and wife, as Joint Tenants with Rights of Survivorship, ("Grantor"), the following described real estate: Parcel number 25-53-001-111.03 prior instrument reference : Deed Book 196, page 312, Highland County, Ohio Records. Tax Mailing address: PO Box 809, Hillsboro, Ohio 45133. Signed by SSD Brianne Abbott on April 17, 2020.

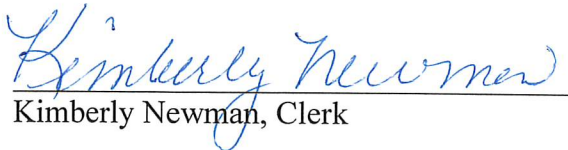
ADJOURN

MOTION At 6:02 pm Chair Rob Holt moved, seconded by Mayor Justin Harsha to adjourn. Vote: All yeas.

The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday, May 18, 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.



Rob Holt, Chair



Kimberly Newman, Clerk