

Hillsboro Planning Commission Meeting Minutes
July 20, 2020 – Meeting - 5:30 p.m.
204 N. East Street Paint Creek Firehouse

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, Brianne Abbott; Safety Service Director, Paul Worley, Charlie Guarino, Tracy Aranyos, and Jason Brown. Mayor Justin Harsha was absent. Also present were Clerk Kimberly Newman, Council President Tom Eichinger, and Public Works Superintendent Shawn Adkins, Council member Ann Morris, Terry and Tricia Collins, Doug Karnes, Tim Sweeney and Jim McCune, Andrew Crum and Darren Bradham.

DETERMINATION OF QUORUM

A quorum was met.

APPROVE MINUTES

The minutes from Planning Commission meeting held on June 15, 2020 were reviewed and accepted as presented.

CORRESPONDENCE – None

UNFINISHED BUSINESS – Fence Language

DISCUSSION: Members reviewed and discussed the proposed revision for Fencing Language to be revised in 155 Zoning. Revision will be: g. A fence is considered an accessory structure. Fencing is allowed up to 7 feet tall located in any side or rear yards. Fencing located in the front or corner lots where the yard(s) are facing the street(s), are restricted to the height of 4 feet tall and must be of an ornamental design. There is no minimum setback from the property line for fencing. If on property line refer to and follow guidelines set forth in d. If you need your property lines marked, you will need to contact a surveyor. Fencing is prohibited in city's right of way.

MOTION: Tracy Aranyos moved to approve fence language to be added for revision for September 14, 2020 Joint Public meeting, seconded by Paul Worley. Vote all yea.

NEW BUSINESS –

- Spectrum Service at 210 N. West Street (Business C)

DISCUSSION: Terry & Tricia Collins were present at Planning Commission and

presented to the board requesting permission to create a second location for Spectrum Service LLC, at 210 N. West St. for HTR on a smaller scale than the other lots they use for Spectrum LLC and Hillsboro Tool Rental, LLC. Large equipment will continue to be available at 517 John Street. Members approved the use of the lot for the purposes presented and reviewed permitted usage with Mr. Collins. Mr. Collins asked if he was permitted to use a small lift/equipment as display to show what is at that lot and other lots. It was explained large equipment is not permissible at this lot, so it had to be temporary and a small lift/equipment. Tracy Aranyos explained that if Mr. Collins changed signage then he would need a permit and could get a permit application at Administration.

MOTION: Charlie Guarino moved to approve the request, as considered permitted similar use, seconded by Rob Holt. Vote all yea.

- Permitted use in Business C -Car Wash facility, not on 155.148 permitted use table 148 on page 20 & 21; 155.131 - Determination of similar use page 16.

DISCUSSION: Andrew Crum and Darren Bradham presented to Planning Commission the business they will be opening next to TSC on N. High Street- Magic Tunnel Car Wash. They discussed ingress and egress and the services offered and jobs created. Discussion was had and members approved the determination of similar use as presented and welcomed Magic Tunnel carwash to Hillsboro.

MOTION: Paul Worley moved to approve the permitted use request as recommended by SSD Brianne Abbott, seconded by Tracy Aranyos. Vote all yea.

MOTION: Charlie Guarino moved to amend/add on Table 148.1 Permitted Uses to match Automotive Washing Facilities to September 14, 2020 Joint Public meeting, seconded by Rob Holt. Vote all yea.

- Fenner - rezoned from C to D, omitted parcel on Harry Sauner and revision of fencing language. Will be added for rezoning to September 14, 2020 Joint Public Meeting.

- Conditional Use Permit- Wallick Communities

DISCUSSION: Tim Sweeney and Jim McCune presented to members the proposed Wallick Communities Project on Fenner and 73, it will be Multi family unit for mid income working people. Build will begin in 2021 and completion in 2022. At length discussion was had on the project during the presentation. Site plans were shown.

MOTION: Charlie Guarino moved, seconded by Rob Holt to approve Conditional Use Permit request from C to D and will be added to September 14, 2020 Joint Public Hearing.

- Parking for White's bakery, presented by SSD

SSD Brienne Abbott introduced Doug Karnes with McCarty Engineering. Mr. Karnes is working on the White's Bakery Project, Sinamon Cluxton is purchasing the Old BP Station and will be operating White's Bakery from the new location. Mr. Karnes presented to Planning Commission members the plans for addition, issues solved with ingress and egress and fuel oil tank removal. In the future a monument sign will be added with lights shining upon, not lit from within. There will be an Eastside drive thru added.

- Variance request for 133 Willow, Tim Priest

Also discussed was a Variance application Request for 133 Willow parcel no. 25-27-001-089.00. Southern Hills Community Bank will purchase a 30 x 274 feet section of lot at rear of Gregory E. Rand property to be black topped for parking for Southern Hills Community Bank Parking. SSD Brienne Abbott explained that the variance was needed to allow parking in Residential A, there is no ingress or egress on residential A. A variance would allow a parking lot. Can't be Residential if land-locked by alleys.

MOTION: Charlie Guarino moved to approve the Variance request to be added to be at Public meeting August 17, 2020 and notify property owners within 200 feet of parcel, seconded by Brienne Abbott, vote all yea.

- Parking in Historic Downtown, Parking lots allowable in C&E
- Parking lots are only permitted use in B and G - permitted with standards on Table 148-1 pages 20 & 21 of Zoning Code. Recommendation of SSD Abbott to have P-permitted; and added in cells C, D, E, F, not in A of table 148-1.

MOTION: Charlie Guarino moved to approve the amended cells in zoning code for Parking Lots at September 14, 2020 Joint Public Hearing, seconded by Paul Worley. Vote all yea.

ACTION REQUIRED

- Spectrum Service at 210 N. West Street (Business C) Approved.
- Permitted use in Business C -Car Wash facility, not on 155.148
- Wallick Communities-Conditional Use Permit. Approved for Conditional Use permit request, added to September 14, 2020 Joint Public Hearing.
- Variance Request for 133 Willow, Tim Priest. Approved for Variance Request, added to August 17, 2020 Public Hearing at 5:30 pm.

NO ACTION REQUIRED –

- Replat of part of lot No. 59, plat book 01, page 02, of replat of part of in-lot No. 59.

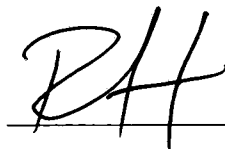
Owners David and Rhonda Manual. Signed by SSD Brianne Abbott on June 18, 2020

- Replat of lot 264R of the replat of part of in-lot No. 264 of the James Thompson's Addition and recorded in plat book 1 page 5. Jessica Marie Lerch. Signed by SSD Brianne Abbott on June 18, 2020.
- Replat of part lot no. 320 & all lot no. 321 of the original town plat, plat book 01, page 02 owned by Jill Whitley as recorded in OR 950, p. 138, parcel no. 25-42-000-164.00
- Replat of lot No. 19A of the re-plat of part of in lot No. 18 and all of in lot No. 19 of the original town plat book 11, page 71. This conveyance is a transfer between adjoining owners made on connection with section 711.001 sub-section B (1) of the ORC and does not create any additional building site or violate any zoning regulations or other public regulation in the parcel hereby conveyed or the balance of the parcel retained by the grantor herein.
- Replat of lot no. 320 & all of 321 owned by Jill Whitley. Being in-lot No. 321 of the replat of the original town plat of the city of Hillsboro recorded in plat book 11 pages 140. Parcel no. 25-42-000-164.00, 351 W. Main Street Hillsboro. Co-Administratrixes Andrea Whitley & Amanda Hoover. Signed by SSD Brianne Abbott on July 7, 2020.
- Replat of being part of lot No. 15 of McDowell's addition as recorded in plat book 01, page 20 owned by Nancy E. Strawmyer, renumbered to Lot No. 15-A. Signed by SSD Brianne Abbott on July 8, 2020.

ADJOURN

MOTION At 6:54 pm Paul Worley moved, seconded by Charlie Guarino, Chair to adjourn.

The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday, August 17, 2020. With Public hearing to hear public comments on Variance on 133 Willow Street and Conditional Use permit request for parcel no. 25-10-000-250.01. This meeting is open to the public.



Rob Holt, Chair



Kimberly Newman, Clerk