

Hillsboro Planning Commission Meeting Minutes
November 15, 2021 – Meeting - 5:30 p.m.
Old Firehouse 108 Governor Trimble Place Held after Public Hearing for Variance
Application V21-04

HILLSBORO PLANNING COMMISSION

CALL TO ORDER

At 5:43 p.m. Rob Holt Chair called the Hillsboro Planning Commission meeting to order, immediately following Public Hearing.

ROLL CALL

The following were present for the meeting: Rob Holt; Chair, Brianne Abbott; Safety Service Director, Jason Brown, Mayor Justin Harsha, and Bill Sims. Paul Worley and Tracy Aranyos. Also in attendance were Clerk; Kimberly Newman, Public Works Superintendent Shawn Adkins, Building Code Official Steven Rivera, Council President Tom Eichinger, Councilmember Patty Day, Councilmember Ann Morris.

DETERMINATION OF QUORUM

A quorum was met.

APPROVE MINUTES

The minutes from Planning Commission Regular meeting and Public Hearing held on October 18, 2021 were approved as read.

CORRESPONDENCE – None

UNFINISHED BUSINESS – Design Review Board (DRB) and stream lining permits
DISCUSSION: Chair Rob Holt advised Planning Commission that Ordinance 2021-17 was passed at council and Design Review Board would be absorbed by Planning Commission. Chair Rob Holt stated that DRB members were always welcome, as is the public to attend any Planning Commission meeting and their input would be welcome.

NEW BUSINESS – Request zoning change from Industrial to Business and Residential D- Gross Fiebel Area

Zoning for Hillsboro Christian Academy 849 South High, annexed in 2016, never formally zoned

DISCUSSION: Safety & Service Director Brianne Abbott proposed to Planning Commission that in 2016, 849 S. High Street- Hillsboro Christian Academy was annexed but never zoned and needed to be zoned properly. Discussion was had on the advantages of zoning this area as Business and Residential D.

MOTION: Mayor Justin Harsha moved to request zoning for 849 S. High to be Residential and Business D, seconded by Chair Rob Holt, vote all yeas.

DISCUSSION: Safety & Service Director Brianne Abbott proposed to Planning Commission that rezoning was necessary for parcels on Elm Street- Gross Fiebel buildings area. This particular area should be zoned Business and Residential D, not Industrial E. Lengthy discussion was had on the advantages of the proposed rezoning and the compliance it provides with the Master Plan.

MOTION: Paul Worley moved to request rezoning from Industrial E to Business and Residential D, seconded by Chair Rob Holt. Vote all yeas.

Council President recommended to Chair Rob Holt and Planning Commission members that any negotiations for final recommendations should include Zoning and Annexation committee, which Patty Day is chair of and was present at the meeting.

ACTION REQUIRED –

- **NO ACTION REQUIRED-**
- Quit claim deed The Union Stockyards Company, grants to the City, an Ohio Municipal Corporation, tax mailing address 130 N. High Street, Hillsboro. Ohio, OR 111 pg. 705, DB 289 pg. 705, DB 289 pg. 375, OR 9 pg. 264, parcels 25-26-001-024.00, 25-26-001-025.00,25-26-001-026.00, 25-26-001-027.00,25-26-001-028.00,25-26-001.00 and 25-26-001-002.01 Signed by SSD Brianne Abbott on 10-15-2021.
- Quit Claim Deed Darrell and Jane Tissott, husband and wife, grants to the City of Hillsboro, an Ohio Municipal Corporation, tax mailing address is 130 N. High Street, Hillsboro, Ohio 45133, ORB 981 pg. 2554, parcel numbers 25-26-001-003.00, 25-26-001-019.00, 25-26-001-020.00. Signed by SSD Brianne Abbott on 10-15-2021.
- Quit Claim Deed Thomas Clemens as grantor and Emma Dell White, grantee. 136 W. Main Street lot 121, parcel no. 25-35-001-052.00. Signed by SSD Brianne Abbott on 10-13-2021.
- Survivorship Deed Connie Goolsby, unmarried with general warranty covenants, to Kevin Erwin and Sawn Erwin, husband and wife, tax mailing address 229 W. North Street Hillsboro, Ohio 45133 parcels 25-26-001-075.00 & 25-26-001-076.00, recorded in OR 977, p. 623, PB 11, pg. 289. Signed by SSD Brianne Abbott on 10-28-2021.
- Warranty Deed Randall A. Butler and Mary Jean Butler, husband and wife, in covenant to CMP Property Management, LLC whose address is 4037 South Baker Road, Lynchburg Ohio. Parcel no. 25-20-001-084.00 property address 421 Hazel Street, Hillsboro, Ohio. Replat part of lot no. 503. Signed by SSD Brianne Abbott on 11-5-2021.
- Commercial Site Plan Review, Mark Greene Standard Aero Carports 21 Hobart Drive. Add three carports to the back of the building. Signed by SSD Brianne Abbott on 9-27-2021.
- Residential Site Plan. Jay Cooper, 411 West Pleasant, Hillsboro. New construction of 20 x 24 garage. Remodel and expansion of brick porch/deck. Signed by SSD Brianne Abbott on 10-18-2021.

- Residential Site Plan. Jevin & Haley Smith, 142 Greystone Drive, Hillsboro. Room Addition with porch/deck. Signed by SSD Brienne Abbott on 10-29-2021.
- Residential Site Plan. Tim Keifer, Keifer Homes, 115 Spring Lake Avenue. Condominium-Plot map by McCarty Associates. This is phase 7 of project. Signed by SSD Brienne Abbott on 10-14-2021
- Replat of original lot number 173, as recorded in PB 1, pg. 2, Being owned by Daniel and Andrea L. McKellar, parcel no. 25-44-001-077.00, renumbered to 173A. Signed by SSD Brienne Abbott on 11-10-2021.
- Replat of Allen Trimble's addition being part of original lot numbers 491&492 of Allen Trimble's Addition. Being owned by Richard D. & Amy M. Throckmorton as recorded in OR vol. 980, pg. 750., parcel nos. 25-27-001.109.00 and 25-27-001-110.00 being renumbered lot 491A and 491B. Signed by SSD Brienne Abbott on 11-10-2021.

MORE DISCUSSION: Chief Building Official Steve Rivera and Council President Tom Eichinger discussed the need for Design Review Board Ordinance repeal, Safety & Service Director Brienne Abbott advised she had discussed this issue with Law Director Fred Beery and he had given his opinion that there was no need for repeal. Ms. Abbott advised Planning Commission she would again reach out to Law Director Fred Beery and would advise Planning Commission of his advice at the December meeting.

MOTION At 6:22 pm Chair Rob Holt moved to adjourn, seconded by Mayor Justin Harsha.

The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday, December 20, 2021 at 108 Governor Trimble Place, Old Firehouse.



Rob Holt, Chair  Kimberly Newman, Clerk