

**Hillsboro Planning Commission Meeting Minutes
February 17, 2026 – Meeting – 5:30 p.m.
City Hall – 130 North High Street**

HILLSBORO PLANNING COMMISSION

CALL TO ORDER-

At 5:30 p.m. Chair Rob Holt called the Hillsboro Planning Commission meeting to order immediately following the public hearing.

ROLL CALL-

The following were present for the meeting: Chair; Rob Holt, Gary Lewis, & Safety & Service Director, Shawn Adkins and Mayor Justin Harsha. Bill Sims was absent. Also in attendance was Clerk; Megan Blackburn.

DETERMINATION OF QUORUM-

A quorum was met.

APPROVE MINUTES-

- The January 20, 2026 Planning Commission Hearing Minutes and the January 20, 2026 Planning Commission Organizational Meeting Minutes were all approved as presented.

CORRESPONDENCE-

-None

UNFINISHED BUSINESS-

-None

-Chair Rob Holt welcomed Gary Lewis to the Planning Commission board.

NEW BUSINESS/ACTION REQUIRED –

- Application for Variance (26-V-01) 25-44-001-212.00 – Denied Site Plan

DISCUSSION:

Chair Rob Holt stated that the part of the code we are looking at is 155.073D. Mr. Holt asked Mr. Thompson what the actual distances are from the street to the nearest non funeral home building. Mr. Adkins stated 77.76 feet from the front yard. Mr. Thompson stated nothing has changed from the original rezoning plans. Mr. Thompson confirmed that to be true. Mr. Holt asked if there has been any correspondence from neighboring property owners? Mrs. Blackburn stated no. Mr. Holt asked Shawn Adkins or Justin Harsha if they see anything that

alarms them? Mr. Adkins, stated he thinks everything looks fine. Mr. Holt stated setbacks are about half what they should be, but the setbacks are a little outdated.

MOTION:

Mayor Harsha moved to approve the variance (26-V-01). Seconded by Shawn Adkins. All yeas.

-Application for Alley Closure

DISCUSSION:

Mayor Harsha explained that Hillsboro CIC is proceeding with the purchase of two small parcels behind the lot where the Parker Hotel used to be located. The reason being is the Parker Hotel lot is so narrow with the alley and how it sets we would only be able to get one row of parking on one side. With purchasing these two lots, close the alley & relocate it to the middle so we can get parking on both sides and provide access behind the parking lot. It will be a total of 54 parking spots so with the downtown parking plan this takes care of parking issues moving forward for the foreseeable future.

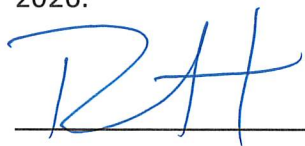
MOTION:

Justin Harsha made the motion to approve the alley closure. Gary Lewis seconded the motion. All yeas.


DISCUSSION:

Zoning Limitation- Historic G- It was discussed that we need to do some more review. Each member is requested to come up with a good plan and come up with a proposal. Mr. Holt did state that our downtown has so many empty store fronts and further limiting what can go into them is an obstacle. Mr. Harsha stated it doesn't appear that another dispensary can go into the city limits. Mr. Holt said he would also want to lump in the casino/gaming/vice shops. The bright lights are distracting so is it the business or the presentation of the business. We don't want to deter business, but we do want them to be properly presented.

MOTION: At 6:27 pm Chair Rob Holt moved to adjourn, seconded by Shawn Adkins. The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday, March 16, 2026.



Rob Holt, Chair



Megan Blackburn, Clerk