Hillsboro Planning Commission Meeting Minutes
April 20, 2026 – Meeting – 5:30 p.m.
City Hall – 130 North High Street

HILLSBORO PLANNING COMMISSION

CALL TO ORDER-
At 5:36 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, Bill Sims, Gary Lewis, Safety & Service Director, Shawn Adkins, & Mayor Justin Harsha were present. Also in attendance was Clerk; Megan Blackburn, Council President, Tom Eichinger, Robert Grant & Nathan Yuellig.

DETERMINATION OF QUORUM-
A quorum was met.

APPROVE MINUTES-
- The March 16, 2026 Planning Commission Hearing Minutes were approved as presented.

CORRESPONDENCE-
-None

UNFINISHED BUSINESS-
-None

NEW BUSINESS/ACTION REQUIRED –
- Expansion of Nonconforming Use- 2026-N-01 (25-53-001-111.04)

DISCUSSION:
Mayor Harsha spoke that there is multi-family down there now, he doesn't agree that C is the best zoning for that area. Rob Holt stated there is already a multi-family on the property and was there before the zoning code was put into place. Mr. Grant had stated he had approached the City in the past and was told it is not allowed. Mr. Holt did state that we are looking into the zoning in that area to change it to fit what is there now. After discussion with Mr. Grant it was found that he had not filed an expansion of non-conforming use brought to the Planning Commission for his property.

MOTION:

Justin Harsha made the motion to Approve the Expansion of Non-Conforming Use (2026-N-01), seconded by Gary Lewis. All yeas.

DISCUSSION:
Mr. Holt stated we are now to the zoning limitations for Historic G, Permitted Use Table and Parcels to be zoned. Mr. Holt states he believes the best use of our time would be to start on those. Mr. Sims asked if it would make sense to adjourn the meeting and have an informal discussion afterwards on these topics. Mayor Harsha stated on the zoning limitations for Historic G should come from the code enforcement official since they will be enforcing that. Mayor Harsha thinks that the parcels to be zoned should be first and he feels there is a lot in the permitted use so he would like to time digest all of that.

MOTION: At 5:56 p.m. Justin Harsha moved to adjourn, seconded by Bill Sims.
The next meeting of the Planning Commission is scheduled for 5:30 pm on Monday, May 18, 2026.

RH
_____Rob Holt, Chair

Megan Blackburn
_____Megan Blackburn, Clerk