



APPROVED
2.12.2025

**PLAN COMMISSION MEETING
Tuesday, August 13, 2024**

Mayor Greg Kubarski called the Plan Commission Meeting to order at 6:33 PM.

Mayor Kubarski asked for affirmation of proper public notice of this meeting to which City Administrator Josh Finch said yes.

Roll call was taken with Alderperson Mark Lankey, Alderperson Elizabeth Parish, member Patrick Sullivan, and member Mike Burch present. Member Tom Hotek and member Steve Hofmeister were absent. Others in attendance were City Administrator Josh Finch, City Treasurer Lisa Johnson, Hillsboro Sentry Enterprise Editor Nicolette Nauman, and Alderperson Darrow Novy.

Motion by Burch, seconded by Sullivan to approve the January 13, 2024, Plan Commission Minutes. Motion carried.

The committee reviewed the Zoning Change Application from Aiden LLC, who owns parcel #236-00157-0000 located at 721 High Ave, to rezone the tax parcel from R-2 Single Family Residential (Medium Density) to R-1 Single Family Residential (Low Density). The application stated the reason for the request is to comply with building side setback regulations. Currently R-2 Single Family Residential (Medium Density) requires 10' building setbacks on each side. R-1 Single Family Residential (Low Density) requires 7' building setbacks on each side and a full basement of at least 7' depth and poured concrete flooring. Finch stated the owner will have a full basement.

Motion by Burch, seconded by Sullivan to approve and forward Zoning Change Application from Aiden LLC, parcel #236-00157-0000 located at 721 High Ave to rezone the tax parcel from R-2 Single Family Residential (Medium Density) to R-1 Single Family Residential (Low Density) for council approval. Motion carried.

Motion by Lankey, seconded by Sullivan to adjourn at 6:40 PM. Motion carried.