

**HILLSBORO PLANNING COMMISSION
MEETING HELD TUESDAY JUNE 29, 2010
12:00 NOON – CITY HALL**

All members except Rex Brown were in attendance (see attendance sheet for verification). Being no printed agenda, nor items for which final decision need to be made, Chairman Gooding opened the meeting for discussion. Morrie Dodd gave a report on the situation with the EPA and the zinc plant property, reporting that the Federal EPA was now in charge and finalization of specific plans appear to be forthcoming. He indicated that there is a plan to establish a 30-acre portion of the property in the SW corner for the location of any potentially hazardous waste and that all other portions of the site would be useable.

It was reported that the construction of the rail spur to Hixson Lumber and the zinc plant had been delayed due to weather conditions.

City Clerk David Booher said that the mine had opened a discussion regarding the possibility of have a dedicated water line for raw (untreated) water – they have already reached an agreement with Litchfield for such a line. Hillsboro has in place a specific agreement for raw water with fixed limits and prices based on usage.

Chr. Gooding asked if there was a need for a total review of the existing large range plan currently in place for the city. Discussion led to comments concerning the need for building sites for residential development. The city legal counsel is to be approached regarding the potential of creating a TIF district for the proposed development just off of North Road to the West of the current Lakewood Drive area as proposed by Hurst-Roche.

Additional discussion was held regarding the number of, and condition of empty building in the downtown business area. Chairman Gooding appointed Tobin Ott and Jeff Eisentraut to head up a sub-committee to further investigate this area of concern. Others to be a part of this sub-committee include the city attorney, representatives of the local Historical Society, and other interested parties.

The meeting adjourned at 1:10 PM

Respectfully submitted,

Richard N. Small, Sec'y