

**Village of Hilton**  
**Planning Board minutes of October 12, 2010**  
**November 9, 2010**

Members Present: Chairman Mark Hedberg, Chris Brower, Robert Hunte,  
Jim Jackson

Members Absent: Dave McCracken

Others Present: Code Enforcement Officer Mike Lissow, Trustee Jim Bimmler,  
and Recording Secretary Amy Harter

1. Call the meeting to order at 6:30 p.m. with the pledge of allegiance to the flag.
2. Chairman Hedberg explained the Planning Board's responsibilities and functions.
3. Workshop/Discussion

Unionville Station – Mike discussed a conversation with Gary Oakden, the former President of the HOA. The Homeowners Association will be dissolved, and a Condo Association will be formed, the property under the homes will be owned by them. A question was asked if future additions would have to be resurveyed?

Mike Lissow will contact the Village Attorney pertaining to subdivision of this development to encompass the ground UNDER the existing homes. Chris Brower suggested we take lead to subdivide the property and ensure that it gets filed.

Bob Hunte – 3 West Avenue, photo taken, completed to the Board's satisfaction.

Chris Brower – 2 Atchison Drive no action to report

10 Old Hojack – The board would like to send a letter about removing address sign.

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**4. SIGN REVIEW**

Proposed Action-	Sign Review
Applicant-	Trichia Bertino
Location-	109 Lake Avnue

- a. Trichia Bertino was present to represent this application. She is the owner of LaDanse Studio and is proposing an illuminated, oblong sign to be placed inside a window on the 2<sup>nd</sup> floor, south side of the building. This sign displays “Dance”. It will be lit from 5-9:30 p.m. The sign will not flash.
  
- b. There is a business sign currently below the windows aligned with the existing signs for the other businesses in this building. Jim Jackson stated he has no concerns as long as the sign is off in the late evening. Chris Brower expressed concern that it may be lit too late. Bob Hunte said he has no issues with the proposal. Chairman Hedberg said he not in favor of sign, it is not an “informational” or “open” sign, it is just calling unnecessary attention. Chairman Hedberg asked for a motion to approve the application as submitted, Jim Jackson made the motion, seconded by Bob Hunte, approved 3-1, Chairman Hedberg opposed.

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**5. SITE PLAN REVIEW**

Proposed Action-	New Business
Applicant-	Nancy Vorndran
Location-	7 Upton Street

- a. Nancy Vorndran was present to represent this application. She is opening a fabric and yarn shop. Ken Sixt, owner of the building was also present.
- b. Ms. Vorndran stated she expects to have 5 customers at any given time. Normally deliveries will be about once a week, with more frequent deliveries in the first several weeks of business. Refuse will be handled with extra stickers purchased from the Village Office if needed. This is currently being done successfully by Ken Sixt. They do not expect to generate much trash.
- c. The existing lighting is adequate for their needs and do not anticipate the need for any additional fixtures or wattage.
- d. Chairman Hedberg asked for a motion to waive Site Plan Review based on: there are no adverse effects to the community, no increase in services, no changes to the exterior of the building, no subdivision of land, the motion was made by Bob Hunte, seconded by Chris Brower, approved 4-0.

**SIGN REVIEW**

Proposed Action-	New Business
Applicant-	Nancy Vorndran
Location-	7 Upton Street

- a. Ms. Vorndran is proposing a sign 4' x 5' made from "alum-o-lite". The background is purple with gold letters that are raised 1/2" in gold. The trim will also be gold in color. The sign will be wall mounted and will be 4' from the landing floor. This sign is appropriate in size for the amount of occupied space.
- b. Chairman Hedberg said he is concerned with consistency of signs for future businesses. Ken Sixt stated there is only room for one more business. He continued to say that any future business would be required to apply to the Planning Board for sign review. The other tenants are not utilizing signs because they do not have walk-in clientele. Mark complimented Ken on the appearance of the building since he has owned it.

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- c. Jim Jackson said that he likes this sign and agrees that consistency gives a better impression for the business. Chris Brower stated she would like assurance that the next applicant coming in will be held to this sign appearance. Ken agreed that the nice looking signs are best for all involved and feels that the Planning Board holds the key to that enforcement, Chairman Hedberg agreed. Bob Hunte stated he approves of the location and appearance of the sign. Chairman Hedberg asked for a motion to approve the application as submitted, Jim Jackson motioned, seconded by Bob Hunte, approved 4-0.

**7. SITE PLAN REVIEW**

Proposed Action-	New Business
Applicant-	Judith and Scott Hosmer
Location-	51 Railroad Avenue

- a. Scott Hosmer was present to represent this application. Mr. Hosmer explained they will be opening a custom frame shop, along with displaying art and the sales of gems.
- b. Code Enforcement Officer Mike Lissow explained that Mr. Montrallos has always kept the building up to code. There are no changes to building. A future sign will be proposed. Concerns will be addressed the village staff regarding cardboard recycling.
- c. Refuse should be minimal; the waste they will generate would mostly be cardboard and can be easily recycled by the Village.
- d. Chairman Hedberg asked for a motion to waive Site Plan Review as the application has no adverse effects, no subdivision of land, no changes to the exterior, no new structures, Chris Brower made the motion, seconded by Bob Hunte, approved 4-0.
- e. Mr. Hosmer told the Board his plans to display a temporary banner. They discussed sign options. Mr. Hosmer is considering an illuminated sign 2' x 10', with LED lighting - 12 volt. It was suggested to identify the store and not to place too much information of the sign.

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**8. CONCEPTUAL SITE PLAN REVIEW**

Proposed Action- New Business  
Applicant- Mark Tachin  
Location- 10 Canning Street

- a. Mark Tachin was present to discuss his plans to build a 4,000 square foot building at this location. The Village Board has entertained a purchase offer from Mr. Tachin and his business partner.
- b. Renderings were provided to the Planning Board. Mr. Tachin explained this would be a spec building. Currently, he is uncertain of tenants but several options have been discussed such as a dry cleaner, a cell phone company and possibly a fast food restaurant.
- c. The architectural style of the building would likely be rustic with a covered porch. Mr. Tachin was impressed with the drawings of this area done by Barkstrom & LaCroix and would like to emulate those ideas. Chairman Hedberg asked if a 2<sup>nd</sup> story with apartments would be an option? Mr. Tachin said several factors have all but nixed this idea, such as parking, neighbors, sprinkler requirements and ADA compliance. There are 31 parking spaces.
- d. Chairman Hedberg said this is a good plan that fits the area, viable businesses. Bob Hunte asked how the building will be divided? He explained it will be a triangle. Chris Brower said she likes the plan, especially the landscape area in parking. Jim Jackson asked about drainage, their architect is currently working on it.
- d. Mike Lissow will discuss this with Janet Surridge. The members are all in favor of this idea.

**9. REPORTS**

Chairman's Report given  
Liaison's Report given  
Members Report given

The meeting was adjourned at 8:21

Respectfully submitted,

Amy Harter, Recording Secretary