

**Village of Hilton**  
**Planning Board minutes of May 11, 2010**  
**Approved June 8, 2010**

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

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

Guests: Debbie McCracken

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
  - 157 East Avenue, Mike Lissow explained we are waiting to hear from Ed Hoefler with an actual application for subdivision and rezoning. A meeting with all three boards for this proposal was mentioned since all boards will need to review different aspects of this project.
  - Monroe Tech, 16 square feet is still available for signs on their windows. The Planning Board has not granted any window sign approvals to date. They have received an area variance the ZBA for the signs size.
  - Sign design guidelines will be discussed in the future. These guidelines are intended to assist applicants to determine the type/size appropriate within the Village. Mark will provide copies of what has been put together to give to Jim Jackson and Dave McCracken.
  - 10 Canning Street – there may be a conceptual drawing coming to the Planning Board to construct a building or two.

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**4. CONCEPTUAL REVIEW**

Proposed Action- Sign Discussion  
Applicant- Karen Anne Lowenguth, Karen Anne's Therapeutic Massage  
Location- 98 South Avenue, Big M Plaza

- a. Karen Anne Lowenguth was present to discuss options for new signage at her business. She is considering a sign on the south awning with a future sign on the west elevation. The existing vinyl window signs will remain. The applicant is suggesting a sign to have "Massage Therapy".
- b. Chairman Hedberg suggested a variance for a larger sign than what is allowed, approximately 4' x 16' on the south side. A future sign on the west elevation may be proposed. There was discussion on the placement of the sign. It was agreed that the sign should "coordinate" with Monroe Tech's sign so that they may have a cohesive appearance. Chris Brower said if the sign is at least 4 x 16 it may be large enough to state "Therapeutic Massage". Chairman Hedberg said each business in this location should have enough room for signs. Jim Jackson said sign should reflect the business but not be cookie cutter.
- c. It was suggested that cut out lettering would be an option instead of a flat sign. Karen Anne was open to that suggestion and will proceed with a design.

**5. MINUTES**

The minutes from the February 8, 2010 Planning Board were approved as amended, motion made by Chris Brower, seconded by Bob Hunte, approved 3-0-1. Jim Jackson abstained.

The minutes from the April 12, 2010 Planning Board were approved as amended, motion made by Chris Brower, seconded by Bob Hunte, approved 4-0.

**DATES**

Next Scheduled Meeting Tuesday, June 8, 2010  
Agenda Deadline Monday, May 24, 2010

There being no further discussion, the meeting was adjourned at 7:55 p.m.

Respectfully Submitted,  
Amy Harter, Recording Secretary