

**Village of Hilton**  
**Planning Board minutes of January 11, 2011**  
**Approved February 8, 2011**

Members Present: Chairman Hedberg, Robert Hunte, Chris Brower,  
Dave McCracken

Members Absent: Jim Jackson

Others Present: Trustee Walt Horylev, Trustee Jim Bimmler, Debbie McCracken,  
Ken Sixt, Kevin Cleary, Code Enforcement Officer Mike Lissow,  
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. Vice-Chairman Hunte explained the Planning Board's responsibilities and functions.
3. Workshop/Discussion

Bob Hunte explained the actions of the board at the December meeting to Chairman Hedberg.

Unionville Station – Mike Lissow informed the board that the Village Attorney, Mr. Larry Schwind is reviewing the document and feels that this process has been completed legally. He is still researching if there is any Village responsibility that should be addressed.

**Review last months approvals:**

Jim Jackson Hilton monument

Bob Hunte Furnal's Fresh Market

Dave McCracken-Fitness Warehouse, commented that the sign is not lit at night. It is difficult to read "Warehouse" from the parking lot.

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**4. SIGN REVIEW**

|                  |                |
|------------------|----------------|
| Proposed Action- | Sign Review    |
| Applicant-       | Tom Ban        |
| Location-        | 14 Main Street |

- a. Tom Ban was present to represent this application. He is the owner of the Arlington Restaurant.
- b. Mr. Ban explained that the building was repainted and signs from the liquor store had been removed. As the building owner, he leases space to the liquor store. The signs were not re-installed due to their condition. Mr. Ban installed new signs to advertise the Arlington. Mike Lissow verified that since his building fronts three streets, the signs are within the Village code.
- c. Chairman Hedberg explained that Architectural Review is part of the review process anytime sign changes are made. There is plenty of space to allow these signs. An application dated 10/7/10 was provided. There were no photos submitted. Mr. Ban has been on the Planning Board agenda for November and December but was not present. The application had been tabled.
- d. Mr. Ban explained that he has not made contact with the liquor store owner about re-installing signage. Chairman Hedberg asked what if the liquor store owner wanted additional signage? Mr. Ban replied that the Hovey Street side is not rental space, he will not allow the liquor store to place another sign on that side. There is currently a sign above the liquor store entrance. Mr. Ban stated there is adequate space for a liquor store sign on the rear (north) side, Chairman Hedberg agreed. Mr. Ban stated there is now one less sign than when the liquor store businesses signs were up. Chairman Hedberg said a sign on each street side is reasonable.
- e. Chairman Hedberg commented that the carved sign on the front (south) is different than the others creating two inconsistent presentations. Bob Hunte said the signs recently installed are not that different than what were existing. Bob Hunte commented that as the building owner, Mr. Ban has the authority to allow or not allow them to have a sign. Chris Brower agreed that the sign styles do not complement each other. Dave McCracken is in agreement with Bob Hunte and Chris Brower.

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Mr. Ban explained the expense of the first sign prohibited him from purchase of identical signs; the wall signs were done in an effort in duplicate the carved sign economically.

- f. The freestanding sign was repaired and their logo was added. Photos will be sent to the Village Office on 1/12/2011.
- g. Chairman Hedberg asked for a motion to approve the application upon receipt of photos of the existing signs, motion made by Chris Brower, seconded by Dave McCracken, approved 4-0. Mr. Ban stated he may add gooseneck lighting in the future. An application will be submitted for that action.

**5. SITE PLAN REVIEW**

|                  |                  |
|------------------|------------------|
| Proposed Action- | Automobile Sales |
| Applicant-       | Kevin Cleary     |
| Location-        | 7 Upton Street   |

- a. Kevin Cleary was present to represent this application. He is leasing space from 7 Upton Street to sell unique cars such as - muscle cars, classics, and high end imports, for a total of 10-12 cars per year. He stated that some cars may be stored inside for vandalism purposes. He stated that this would be a very low impact business done mostly on the internet and will be basically by appointment only.
- b. Mr. Cleary is only requesting parking for 3 cars at any one time. The office space will be the existing "scale house". The Department of Motor Vehicles requires office space to maintain record keeping.
- c. The property owner, Ken Sixt, explained that both the heat and electric are operable. They will be removing the scale. The building is a 10' x 10' space. There is no plumbing but there are restrooms inside the main building. This building will be used as retail/display only. There will be no repairs or storage of items. The business is owned and operated by Mr. Cleary, there will be no employees.
- d. A DVR camera system will be installed. There will be no refuse generated. There will be one motion activated light installed over the window. The window may be replaced.

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- e. The hours of operation will be 12-5 mostly. Bob Hunte asked if the space will allow for more than 3 cars? Mr. Cleary stated the lease stipulates 3 cars at one time, if business goes well he may negotiate with Mr. Sixt for additional cars. There will be no banners or signs on the cars. A sign will be placed on the scale house. A price will be on the car on 8 ½" x 11" paper with modifications and car info listed.
  
- f. Trustee Horylev, asked if the applicant will stripe the parking area? Mr. Cleary said he will have the letters "CC" parking painted on the existing blacktop. Trustee Horylev also asked if landscaping is planned. Mr. Cleary said it will look nice, maybe potted plants will be added but he has not seen the property without snow.
  
- g. Chairman Hedberg asked for a motion to waive Site Plan review, as the application based upon; (1) no increase in services, (2) no subdivision of land, (3) no adverse effects on the community (4) no exterior building changes (5) no new structures. The applicant must apply to the Planning Board again if the business increases over the limit of three 3 cars on display at any one time, Chris Brower made the motion, seconded by Bob Hunte, approved 4-0.

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**6. SIGN REVIEW**

|                  |                |
|------------------|----------------|
| Proposed Action- | New sign       |
| Applicant-       | Kevin Cleary   |
| Location-        | 7 Upton Street |

- a. Mr. Cleary is proposing a sign for Cleary Coachworks. The size is 2'x3' with a white background with "Cleary Coachworks" cut out of brushed stainless steel with vinyl. The submitted rendering shows the letters in grey area will be stainless. The DMV required "retail motor vehicle" sign by DMV will be installed on "door" side.
- b. The sign will be placed to the west of the window. The building was recently scraped and repainted.
- c. The board agreed that the sign will look appealing.
- d. Chairman Hedberg asked for a motion to approve as amended, the motion was made by Dave McCracken, seconded by Bob Hunte, approved 4-0.

**7. MINUTES**

The meeting minutes of the December 14, 2010 were approved as amended. The motion was made by Chris Brower, seconded by Dave McCracken, approved 3-0-1, Chairman Hedberg abstained.

**8. DISCUSSION**

The board discussed issuing our sign information to area sign makers.

Code Enforcement Officer Mike Lissow left the meeting at 8:10 p.m.

**9. REPORTS**

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

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A workshop meeting is scheduled for Tuesday 1/25 at 6:30 to discuss the proposed signage information.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Amy Harter, Recording Secretary