

**Village of Hilton Zoning Board  
Meeting Minutes of December 11, 2007**

Member's Present: Richard Bjornholm, Jim Bimmler, Pat Holenbeck

Member's Absent: Bob Cusenz, Richard LaForce, Mike Lissow; Code Enforcement Officer, Joe Lee; Village Trustee

Administration: Debbie Jones, Recording Secretary

Guests: Dave McCracken

The meeting was called to order with the pledge of allegiance to the flag at 7:05 p.m.

**DISCUSSION– 40 SOUTH AVENUE – CONDITIONAL USE PERMIT**

Board discussion on some preliminary paperwork presented for a Conditional Use Permit for 40 South Avenue. Applicants were going to appear at tonight's meeting to make sure they have all the paperwork in order for January's public hearing. The applicants did not show at the meeting tonight. Currently zoned Limited Commercial. This permit would be to convert a single family dwelling to a two-family rental property.

**DISCUSSION– 3 WEST AVENUE – AREA VARIANCE**

Board discussion on 3 West Avenue, Modern Family Dental. The project architect has informed Schultz Associates that an additional 17 square feet would be required for this project. Chairman Rick Bjornholm feels this could be an impact on the previous plans. After some discussion from the Board it was decided another public hearing would be needed.

**BOARD DISCUSSION – WORKSHOP**

Jim Bimmler asked Chairman Bjornholm if he knew any information regarding the "digital" sign that is looking into being purchased to be placed on the Community Center property and if the Zoning Board of Appeals would have to make any decisions on it? Chairman Bjornholm did not have any information regarding this sign but did explain a municipality is exempt from complying with the Sign Ordinance.

Jim Bimmler asked Chairman Bjornholm if the Village Board ever thought about having an alternate Zoning Board member? Jim Bimmler felt this is needed with member Bob Cusenz being in Florida a few months each year or in cases of sickness, surgeries, etc.

Chairman Bjornholm stated he spoke to the Mayor at one time about this. Chairman Bjornholm explained the Village would have to put in a local law to have alternate members on the Board. After some discussion among members the idea of having an alternate member was a suggestion they felt the Village Board should take into consideration.

Chairman Rick Bjornholm would like to see the Zoning Board and Planning Board have a copy of each other's minutes. Chairman Bjornholm feels because many of our action items end up on each other's agenda's it would be a way to keep the Boards aware of the other's decisions. Debbie will discuss this with the Planning Board Secretary, Amy Harter.

## **MINUTES**

**Motion** to approve the November 13, 2007 minutes as submitted, motion made by Jim Bimmler, seconded by Pat Holenbeck. **Motion** approved 3-0.

## **REPORTS**

Liaison's Report - Joe Lee absent

Zoning Code Officer's Report - Mike Lissow absent

Chairman's Report - Chairman Bjornholm gave his report.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:00 p.m. **Motion** made by Pat Holenbeck, seconded by Jim Bimmler.

Respectfully Submitted,

Debbie Jones, Recording Secretary