

**Village of Hilton Zoning Board
Meeting Minutes of May 25, 2010**

Member's Present: Chairman Richard Bjornholm, Pat Holenbeck, Richard LaForce, Dave Wright, Tom Scheg

Administration Present: Mike Lissow; Code Enforcement Officer, Larry Speer; Village Board Trustee, Debbie Jones; Recording Secretary

Guests: F. Michael McKenney, Penny Davison

The meeting was called to order with the pledge of allegiance to the flag at 7:00 p.m.

Chairman Richard Bjornholm explained the functions and responsibilities of the Zoning Board.

Trustee Larry Speer swore in Dave Wright and Tom Scheg as the Zoning Board's two newest members.

1. PUBLIC HEARING – 311 LAKE AVE. – (2) AREA VARIANCES

Application of F. Michael McKenney, 311 Lake Avenue for two (2) area Variances to construct a front porch with:

1. A front setback from the East property line of thirty (30) feet.
2. An exterior side yard setback from the South property line of nineteen (19) feet.

Per section 24-302 C. (3) The minimum front setback for lots abutting roads and, if a corner lot, the exterior side yards shall be thirty-five (35) feet.
This property is zoned Residential District.

Public Hearing was opened at 7:05 p.m.

Mr. McKenney was present to represent this application. Mr. McKenney stated there has always been confusion with the street address. It has been confused for Lake Avenue and Peach Orchard Drive. The applicant feels that a porch would better define the front of the home. Mr. McKenney stated they feel it would enhance the neighborhood and their home. This will be an open porch.

PUBLIC COMMENT: Mr. McKenney brought letters of support of this application from 8 (eight) of his surrounding neighbors (letters will be on file).

Public hearing was closed at 7:10 p.m.

BOARD COMMENT:

Member LaForce feels this project will enhance the neighborhood.

Member Holenbeck had no questions for the applicant.

Member Wright stated during his site visit he measured the setback from the vacant property to the North. The setback measured was less than what the applicant was asking for. He does like the design of the porch.

Member Scheg stated resolving the issue on the identity of this address with this plan will be greatly beneficial to many (e.g. homeowner, emergency personnel, etc.).

Chairman Bjornholm asked Mike Lissow what the "setbacks" were like a long time ago? Mike stated there were no setbacks back then, maybe only rules.

Chairman Bjornholm asked Mr. McKenney how long they have lived at this resident? Mr. McKenney stated since 1994.

With all persons being heard,

Motion to approve the application of F. Michael McKenney, 311 Lake Avenue for an Area Variance to construct a front porch with a front setback from the East property line of thirty (30) feet. There was a letter of support from 8 surrounding neighbors. This property is zoned Residential District.

Motion made by Pat Holenbeck, seconded by Dave Wright. Motion approved 5-0.

Motion #2:

Motion to approve the application of F. Michael McKenney, 311 Lake Avenue for an Area Variance to construct a front porch with an exterior side yard setback from the South property line of nineteen (19) feet. Per section 24-302 C. (3) The minimum front setback for lots abutting roads and, if a corner lot, the exterior side yards shall be thirty-five (35) feet. There was a letter of support from 8 surrounding neighbors. This property is zoned Residential District.

Motion made by Pat Holenbeck, seconded by Tom Scheg. Motion approved 5-0.

Code Enforcement Officer, Mike Lissow presented a photograph of what could be described as an accessory structure but with the intent to be used as a dog house. After some discussion, the member's of the Zoning Board agreed if a resident presents with plans to construct such structure, it will require a variance with conditions applied.

2. REPORTS

- | | | |
|----|-----------------------------------|--------------------------------|
| a. | Liaison's Report | Larry Speer gave his report |
| b. | Code Enforcement Officer's Report | Mike Lissow gave his report |
| c. | Chairman's Report | Rick Bjornholm gave his report |

3. MINUTES

Motion to approve the minutes of April 14, 2010 as submitted. Motion made by Richard LaForce, seconded by Pat Holenbeck. Motion approved 3-0-2, Dave Wright and Tom Scheg abstained due to not being member's of the Zoning Board at the last meeting.

4. DATES

Next Scheduled Meeting	Tuesday June 22, 2010
Public Hearing Deadline	Tuesday June 1, 2010

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:49 p.m. Motion made by Richard LaForce, seconded by Pat Holenbeck.

Respectfully Submitted,

Debbie Jones, Recording Secretary