

**Village of Hilton Zoning Board
Meeting Minutes of August 23, 2011**

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

Member's Absent: Richard Bjornholm

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

Guests: Justin Majors

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

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

1. PUBLIC HEARING – 97 UNDERWOOD AVENUE – AREA VARIANCE

Application of Justin Majors, 97 Underwood Avenue, for an Area Variance to construct a shed with a footprint of 180 square feet (10'x18'). Per Section 24-302-E paragraph 1(b) the footprint shall not exceed 144 square feet. This property is zoned Residential District.

Public Hearing opened at 7:05 p.m.

Justin Majors was present to represent this application. Mr. Majors stated he needs more room for storage due to the increase in the size of his family. Mr. Major stated he lacks room for storage of lawn furniture, toys, gardening items, etc. Mr. Majors stated he can't fit anymore into his garage or basement.

PUBLIC COMMENT:

A letter was received from David H. Smalley, 95 Underwood Ave stating he has no objection with the construction of this shed. This letter will remain on file.

The Public Hearing was closed at 7:10 p.m.

BOARD COMMENT:

Member Tom Scheg stated he visited the site and feels the applicant's request is reasonable.

Member Dave Wright stated he visited the site. Member Wright asked Mr. Majors if he planned on running electric to the shed? Mr. Majors stated there wouldn't be any electric going to the shed. Member Wright also asked Mr. Majors if the snowmobiles would be stored in the shed? Mr. Majors stated the snowmobiles wouldn't be stored in the shed. Member Wright then stated he had no objection with this application.

Member Pat Holenbeck stated she has concerns with the distance between the pool and the shed. Mr. Majors stated the shed will be constructed directly behind the garage so the pool will not be an issue.

Member Richard LaForce inquired if there would be sufficient footing on the west end? Mr. Majors stated yes. Member LaForce has no objections with this application.

Tom Scheg made a motion to approve the application of Justin Majors, 97 Underwood Avenue, for an Area Variance to construct a shed with a footprint of 180 square feet (10'x18'.) Per Section 24-302-E paragraph 1(b) the footprint shall not exceed 144 square feet. The benefit can't be achieved by any other means feasible to the applicant, there will be no undesirable change in the neighborhood character, and there will be no adverse physical or environmental effects. Dave Wright seconded the motion. Motion approved 4-0.

2. REPORTS

Liason's Report -	Larry Speer – gave his report
Code Enforcement Report -	Mike Lissow - gave his report
Chairman's Report -	Chairman Bjornholm - not present

3. MINUTES

Motion to approve the July 26, 2011 minutes as submitted, motion was made by Tom Scheg , seconded by Pat Holenbeck . Motion approved 4-0.

4. DATES

Next Scheduled Meeting	Tuesday September 27, 2011
Public Agenda Deadline	Tuesday September 6, 2011

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:30 p.m. Motion made by Tom Scheg, seconded by Pat Holenbeck. Motion approved 4-0.

Respectfully Submitted,

Debbie Jones, Recording Secretary

