

Village of Hilton Zoning Board  
Meeting Minutes of November 10, 2015  
Approved

Member's Present: Rick Bjornholm, Richard LaForce, Murray Weaver, Shelly Kordish and Pat Holenbeck

Administration Present: Code Enforcement Officer Mike Lissow (arrived to the meeting at 6:50 p.m.), Village of Hilton Trustee Shannon Zabelny and Recording Secretary Debbie Jones

Guests: Gary Inzana and Joe Inzana

Chairman Rick Bjornholm called the meeting or order at 6:30 p.m. with the Pledge of Allegiance to the flag.

**PLANNING – GARY INZANA – 20 SOUTH AVENUE – CONCEPTUAL REVIEW**

Gary Inzana presented a conceptual plan for a project at 20 South Ave. Mr. Inzana stated his purchase of this property is contingent on the Zoning Board approval. Mr. Inzana's plan is to take down the house at 20 South Avenue and turn that into a parking lot. He is also looking to add on to the building at 9 South Avenue, formerly the hardware store.

**BOARD COMMENT:**

**Member Hollenbeck** asked Mr. Inzana if he has any concerns about empty retail space. Mr. Inzana stated yes, but when you do a complete remodel people are more apt to rent from you. He has had great success with 1 East Ave.

**Member LaForce** has no problems with the project

**Member Kordish** inquired if there would be additional lighting. Mr. Inzana stated there would be additional lighting but not sure where at this stage.

**Member Weaver** has no problems with the project.

**Chairman Bjornholm** has no problems with the project and that we should proceed with the Site Plan process.

After much discussion, Member LaForce made the motion to approve the Conceptual plan and move to Site Plan review, seconded by Member Holenbeck, approved 5-0.

**REPORTS:**

Chairman's Report	Richard Bjornholm gave his report.
Code Enforcement Officer	Mike Lissow gave his report.
Village Board Liaison	Trustee Shannon Zabelny gave her report in Trustee Gate's absence

**MINUTES:**

Member Weaver made the motion to accept the Zoning Board of Appeals October 13<sup>th</sup>, 2015 meeting minutes; seconded by Member Kordish, and approved 5-0.

**DATES:**

Next Scheduled Meeting	Tuesday, December 8, 2015
Public Agenda Deadline	Tuesday, November 24, 2015

There being no further business, Member LaForce made the motion to adjourn the meeting at 7:25 p.m., seconded by Member Holenbeck, and approved 5-0.

Respectfully Submitted,

Debbie Jones, Recording Secretary