

Village of Hilton Zoning Board  
Meeting Minutes of September 8, 2015  
Approved

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

Administration Present: Mike Lissow; Code Enforcement Officer, Mayor Joe Lee, Trustee Jim Gates; Village Board Liaison, and Debbie Jones; Recording Secretary

Guests: Josh Merrill, Pastor Myke Merrill, Edgar Allen

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

**PLANNING – 35 HOVEY SQUARE – PARMA CHRISTIAN FELLOWSHIP CHURCH –  
CONCEPTUAL REVIEW**

Pastor Myke Merrill presented a conceptual plan for the project that his Church is interested in doing with 35 Hovey Square. Primary use of the building will be for a Church and Pre-school. They will have a UPK and wrap around program with the hours starting at 6:00am. Currently the Day/Child care is operated out of St. Leo's and the Church is meeting at the Hilton United Methodist Church. The building will be equipped with high security, they would like to paint the exterior of the building and are speaking to a company about solar panels for roofing. Pastor Merrill doesn't feel parking will be an issue.

**BOARD COMMENT:**

Member LaForce – no objections.

Member Kordish asked Pastor Merrill if there would be a Bus Loop. Pastor Merrill stated there would be no bus loop but they will provide a streamline process for traffic. It is a Municipal lot so the Village of Hilton maintains it. Are there any concerns for the school being close to an establishment that serves alcohol? Pastor Merrill sees no issue with that situation.

Member Holenbeck asked if there would be an outside play area. Pastor Merrill explained there is green space behind the building. The Church intends to clean it up and already has received approval by the Hilton Baptist Church who borders the area for possible additional areas of use.

Member Weaver – No objections with the project.

Mike Lissow – No questions, all of his questions have been answered.

Chairman Bjornholm – no objections with the project.

Member LaForce made the motion to waive Site Plan Approval, seconded by Member Weaver, and approved 5-0.

**REPORTS:**

Chairman’s Report	Richard Bjornholm gave his report.
Code Enforcement Officer	Mike Lissow gave his report.
Village Board Liaison	Trustee Jim Gates gave his report.
Mayor’s Report	Mayor Joe Lee gave his report.

**DISCUSSION:**

Member Weaver questioned the Board as to why when applicants come before the Board for variances, by always granting the variance are we setting precedences? Chairman Bjornholm explained we try to work with the applicant and we do not always approve variances. Code Enforcement Officer, Mike Lissow stated he does sits down with the applicants prior to the meeting to discuss if a variance request is needed or if there are other solutions.

**MINUTES:**

Member LaForce made the motion to accept the Zoning Board of Appeals August 11<sup>th</sup> , 2015 meeting minutes; seconded by Member Murray, and approved 5-0.

**DATES:**

Next Scheduled Meeting	Tuesday, October 13, 2015
Public Agenda Deadline	Tuesday, September 29, 2015

There being no further business, Member LaForce made the motion to adjourn the meeting at 7:20 p.m., seconded by Member Holenbeck, and approved 5-0.

Respectfully Submitted,

Debbie Jones, Recording Secretary