

Village of Hilton Zoning Board
Meeting Minutes of April 12, 2016
Approved

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

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

Guests Raymond Wenzel, Tim Thomas, Michelle Kehoe, Ryan Kehoe, Tom Ban, Jack Norris

Code Enforcement Officer Mike Lissow called the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag.

Mayor Lee administered the Oath of Office to Richard Bjornholm for his re-appointment to a 5 year term ending 3/30/21.

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

ZONING SEGMENT – 43 CARTER DR. – PUBLIC HEARING

Application of Ryan Kehoe 43 Carter Drive, for an Area Variance to construct a stockade fence 6' high in the side yard of a corner lot. Section 24-603 C states in part, on a corner lot, no fence shall exceed 3' in height within a yard that is adjacent to a street. This property is zoned Residential.

Ryan Kehoe presented the application and stated they are looking to change the look of their current fence. They have small children, a dog and would just like to open up the back yard because as it is now it is narrow. They intend on installing a pool and a deck and the house does sit in a somewhat high traffic area. Mr. Kehoe feels the 6' high stockade fence would give them the privacy and safety they need for the changes they will be making on their property.

PUBLIC COMMENTS: Opened at 6:35 p.m.

There were no public comments.

Public Comments closed at 6:35 p.m.

BOARD COMMENTS:

Member LaForce stated he has no problems with this application

Member Kordish stated she has no objections.

Member Holenbeck asked Mr. Kehoe how much farther out the new fence will go compared to the existing fence? Mr. Kehoe stated roughly about 10'.

Member Weaver stated he has no problems with this application. He feels the Kehoe's maintain the property well and will continue to do so.

Chairman Bjornholm stated he has no issues with the application.

Member Weaver made the motion to grant the Area Variance to Ryan Kehoe, 43 Carter Drive, to construct a stockade fence 6' high in the side yard of a corner lot, not to be closer than 15' from the sidewalk and there was no public input, seconded by **Member Holenbeck** and approved 5-0.

PLANNING SEGMENT – CONCEPTUAL PLAN – 167 LAKE AVE.

Raymond Wenzel from Clark Patterson Associates, also a parishioner at St. Leo's Church along with a couple other members from the Church presented a conceptual plan for a 2,282 square feet addition to the North side of the Church.

Mr. Wenzel stated the addition would function as additional gathering space. The addition will have a pitched roof, there will be some replacement of asphalt and there will be no changes to the exterior lighting. They are anticipating 4-5 months of construction.

After some discussion, Member LaForce made the motion to waive Site Plan approval, seconded by Member Kordish, and approved 5-0.

PLANNING SEGMENT – ARCHITECTURAL REVIEW – 14 MAIN ST.

Tom Ban, 14 Main St, The Arlington Restaurant presented information for an Architectural Review to add a pergola to the west side of the building and gooseneck lighting to the exterior of the building.

Mr. Ban stated he would like to install a 30x35 concrete pad and then construct a wooden pergola to cover this area. The pergola would be freestanding; he feels it would really look better out there and help to shield the sun. It will be used as a dining area and casual use. They will adhere to health codes for non-smokers.

Mr. Ban would also like to install some additional gooseneck lighting to the exterior of the building. At this time he is unsure of how many lights but probably around 5-6 additional.

BOARD COMMENTS:

Member LaForce feels it will be an enhancement to the property.

Member Kordish thinks it will look nice and bring something to the area.

Member Holenbeck stated it will soften the look to the cinder block building.

Member Weaver has no objections to this project.

Chairman Bjornholm after some discussion with Mr. Ban on materials being used for the Pergola and clarification on the lighting, Chairman Bjornholm has no objections with this project.

Member Holenbeck made the motion to approve Architectural Review for 14 Main St., The Arlington Restaurant, seconded by **Member Weaver**, and approved 5-0.

REPORTS:

Village Board Liaison
Code Enforcement Officer
Chairman's Report

Trustee Jim Gates gave his report
Mike Lissow gave his report.
Richard Bjornholm gave his report.

MINUTES:

Member LaForce made the motion to accept the Zoning Board of Appeals meeting minutes; seconded by **Member Kordish**, and approved 4-0-1 (**Chairman Bjornholm** abstained)

DATES:

Next Scheduled Meeting
Public Agenda Deadline

Tuesday, May 10, 2016
Tuesday, April 26, 2016

ADJOURNMENT:

There being no further business, **Member LaForce** made the motion to adjourn the meeting at 7:45 p.m., seconded by **Member Weaver**, and approved 5-0.

Respectfully Submitted,

Debbie Jones, Recording Secretary