

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

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

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

Guests Present: Ken Sixt, Sue Mullen, Jeff Koch, Dan Brown

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

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

**PUBLIC HEARING – HILTON BAPTIST CHURCH – 50 LAKE AVE.**

Application of the Hilton Baptist Church for an area variance to install an electronic sign in front of the church. Per section 24-602 G 8 electronic signs are prohibited. This property is zoned limited commercial.

Sue Mullen, Pastor Dan Brown and Jeff Koch from the Hilton Baptist Church were present to represent this application. Ms. Mullen explained the Church would like to replace their current sign, which they have had since 2002 with an electronic sign. The electronic sign will be installed in the same location as their current sign.

**BOARD QUESTIONS:**

**Member Weaver** clarified with Mr. Koch the new sign is going to be 6" taller but the same width. Mr. Koch stated that was correct.

**Member LaForce** would like to see a subtle message displayed on the sign, not expect to see 3 scrolled messages from the Main St. intersection to the Railroad Ave. intersection.

**Member Holenbeck** asked if there would be graphics as well as letters. Mr. Koch stated there would be graphics but nothing like what is displayed on the High School sign. The graphics would be very low key. Member Holenbeck asked about the lighting of the sign. Mr. Koch explained how the sign will self-dim and it will be brighter during the day versus at night. Member Holenbeck expressed concerns regarding the light shining onto surrounding neighbors. Mr. Koch stated the sign is perpendicular to the houses across the street.

**Member Kordish** asked what the proposed hours of illumination would be. Mr. Koch stated they are looking between the hours of 7:00 a.m. – 10:00-10:30 p.m. Member Kordish asked if they would be using colors on the sign, Mr. Koch stated they would be but unsure as to what colors right now.

**PUBLIC COMMENT** opened at 6:39 p.m.

Ken Sixt, 42 Lake Ave., Mr. Sixt is the landlord of 42 Lake Ave., he has concerns about the sign illuminating into the side of the house. Mr. Sixt has 3 (three) families living there (young kids and people that work). Mr. Sixt asked if they would be willing to turn the sign off earlier, somewhere between 8:30-9:00 p.m.

**Chairman Bjornholm** asked if their current sign is illuminated. Mr. Koch stated no, but there are some solar lights that are placed under the current sign that shine up onto the sign. Pastor Dan Brown stated the Church is very pro-active in the Community and is willing to work with the neighbors and the Community in regards to the sign. The Church is open to any suggestions or ideas the public or Board may have.

**PUBLIC COMMENT** closed at 6:45 p.m.

### **BOARD COMMENTS:**

**Member LaForce** stated he is fine with the electronic sign as long as the message is softly presented, nothing animated.

**Member Holenbeck** feels electronic signs are the way of the future. Member Holenbeck advised the Church to speak with the sign company about directing the light downward and minimal scrolling. Member Holenbeck feels the size is reasonable.

**Member Kordish** agrees with Member Holenbeck regarding the lighting. However, Member Kordish likes the charm of the current, older sign. Member Kordish feels the Board needs more definitive/specific answers to be able to make a decision.

**Member Weaver** agrees the electronic signs are going to be the way of future. Member Weaver feels the Board has to make Mr. Sixt's house a top priority.

**Chairman Bjornholm** asked Code Enforcement Officer, Mike Lissow if he can measure light intensity. Mr. Lissow stated he does have a meter and it can be measured. The Board asked Mr. Lissow if he could measure the light intensity at different hours. Mr. Lissow stated there would not be a problem with him doing that.

After much discussion, Chairman Bjornholm let it be known that no one was opposed to the electronic sign.

**Member Laforce** made the following motion to approve the application of the Hilton Baptist Church for an area variance to install an electronic sign in front of the church with the following conditions, please note there was public concern accepted.

- a. hours of illumination, 6:00 a.m. – 10:00 p.m. (maximum) and during church services.
- b. page presentation, no scrolling
- c. graphics are fine, no animation
- d. light levels, to be reviewed in 6 months (January 2017)
- e. height limit is a maximum of 7' and width is 6'8" including posts

The Hilton Baptist Church was agreeable to all the conditions.

**Member Weaver** seconded the motion, and approved 5-0

## REPORTS:

Village Board Liaison      Trustee Jim Gates gave his report.  
Mayor                              Joe Lee gave his report.  
Code Enforcement Officer      Mike Lissow gave his report.

## MINUTES

**Member Kordish** made the motion to accept the Zoning Board of Appeals June 14<sup>th</sup>, 2016 meeting minutes; seconded by **Member Holenbeck**, and approved 5-0

## DATES

Next Scheduled Meeting                      Tuesday, August 9, 2016  
Public Agenda Deadline                      Tuesday, July 26, 2016

There being no further business, **Member Holenbeck** made the motion to adjourn the meeting at 7:54 p.m., seconded by **Member LaForce**, and approved 5-0.

Respectfully Submitted,

Debbie Jones, Recording Secretary