

MINUTES: Zoning Advisory Committee

DATE: April 22, 2024

TIME: 04:00 PM

Meeting #4

IN ATTENDANCE

From MRB: Shaun Logue. Village Manager: Shari Pearce. Code Enforcement Officer: Mark Mazzucco. Office Clerk Aimee Doser.

BOARD

Larry Speer, Harry Reiter, Ignatius LaDelfa, Laura Pettine, Dave Wright.

Absent: Robert Reimer, Kim Fay

MEETING AGENDA

1. Welcome & Reminders
 - MRB Updates: Shaun Logue stated that he is working with Highland Planning on the Public Engagement Plan, which includes setting up our first public workshop. It will take place in an “open house” format. The purpose will be to explain what zoning is and how it benefits the Village. The plan is to set up stations which will include giving surveys to receive resident feedback, as well as an envisioning section with display board tables, etc. This workshop will be advertised on the Village of Hilton website, and by attaching a flyer to every resident water bill. Flyers can also be set up at the Library, Pharmacy, Tops, the Diner, etc.

2. Bus Tour Discussion (Meeting #3)
 - The bus tour was briefly discussed. There are a few things that the committee would like to see improved in the Village Codes, including parking at the Hilton Health office/Veterinary office, as well as the upkeep of Parkwood and their lack of parking. This was discussed more in detail in the Photo Scavenger Hunt section.

3. Photo Scavenger Hunt
 - The committee members each submitted a few photos from within the Village of buildings or areas that they feel were done well, and/or areas that they feel were not done so well and are not very appealing.

4. Land Uses or Activities Table
 - Shaun Logue(MRB) gave the committee members a “Land Uses or Activities” Table print out, which shows Antiquated VS New Uses. This table will be used to help define codes and uses for this project.

5. Lot and Bulk Requirements Table
 - This table will be reviewed and discussed at the next meeting and possibly attach to Zoning Codes. Shaun Logue(MRB) would like to first review with Code Enforcement Officer Mark Mazzucco.

6. General Discussion & Next Steps
 - Shaun Logue(MRB) will reach out to Highland Planning to see when they will be ready to hold the workshop and when to start advertising for it.

- Next meeting would then be either May 20th, or May 22nd, 2024. If Highland Planning cannot meet on either of those dates, we will still plan on getting the flyers ready and sent out with the May water bills to Village Residents.

DISCUSSION

The committee reviewed the Scavenger Hunt Photos:

Rob Reimer(Absent) took a photo of Z's Automotive on Main Street. The committee agreed that it doesn't have to be right on Main Street, that they would like to see it moved as that would be a great location for a Dunkin Donuts. Dave Wright stated that his concern if that were to take place is someone turning left out of there and clogging traffic. Shaun Logue(MRB) said that the building could be repurposed too, and that himself and the Committee are going to get into uses pretty heavily soon in regards to what they want to allow in the codes, such as what uses are antiquated and what are lacking.

Ignatius LaDelfa took a picture of the Hilton High School. He said that his kids went there and got a great education, and he is happy with the building. Next, he submitted a photo of the Parma Public Library. He likes the central location for all the kid's activities but does not like the lack of parking. Ignatius also submitted photos of the Hilton Community Center building, the Gazebo, and a field with solar panels which he feels are all positive in his opinion. Shaun Logue(MRB) feels there is not a lot of open space for solar panels but it will be addressed at a later date.

Harry Reiter submitted a photo of the Parkwood Manor Townhomes complex. He said there are cars parked everywhere in there and it does not look appealing. He also submitted a photo of the intersection at McDonald's stating that it is a tough intersection as traffic is backed up often when the line from McDonald's is to the road and cars must wait to turn in or out of that street. A positive photo that he submitted is the intersection at South Ave and Bennett Rd next to the Highschool. He feels that the DOT did a great job.

Larry Speer also submitted a photo of the Parma Public Library. He stated that he doesn't know any other library in the world that doesn't have their own parking lot. He also took a picture of Parkwood Manor where a couple of the units burned in a fire back in July of 2023 and are still not repaired. He was wondering if we could put in the code somewhere that a burned building has to be fixed within Six (6) months. Shaun Logue(MRB) said that is not really a Zoning issue it is more Property Maintenance. For Larry's choice in what he feels was done right in the Village, he submitted photos of the Razzle Dazzle Daycare on Railroad Ave, and Hilton Family Dentistry on Canning Street. Larry feels they have both been great additions to the Village and are now both beautiful buildings that are doing well.

Laura Pettine submitted a photo of the Fire Hall as well as its electronic sign in front of the building. She feels that both are in a good location, it is a very nice building, and the sign is fantastic. What Laura feels is not positive in the Village is Hilton Self-Storage on Old Hojack. She feels there are too many storages, and this particular one is right in the Village which she says is unfortunate and too many RV's can be seen from the road. Village Manager Shari Pearce and Shaun Logue(MRB) both stated that storages are zoned Commercial which are allowed in the Village Code.

Finally, Shaun Logue(MRB) discussed the photos he submitted. He feels that the Omega building on Heinz Street has so much potential. He also likes to feel the nostalgia of "Mom & Pop" stores on a Main strip so he would like to institute things within the code to have elements of this. Shaun also likes the idea of a kiddie water park and can also envision an urban strip mall "melting" together on Upton Street by the Industrial storage building in which he took a photo of as well.

Some afterthoughts on the reviewed photos - Larry Speer stated that the Committee should restrict plastering homes with solar panels, or placing them all over their back yards.

Village Manager Shari Pearce and Code Enforcement Officer Mark Mazzucco both stated that there is currently no code on that, so it could be addressed.

Shaun Logue(MRB) feels that the homes seem under control, but maybe we can limit what Industrial allows. He said Pawtucket, RI limits the number of outdoor car dealerships, gas stations, etc. ex: No more than Two(2) permitted within a 4-lane intersection, or within so many miles.

Harry Reiter asked if Z's Automotive moves, how can the Village/Committee change what is allowed there or permitted use.

Shaun Logue(MRB) stated that if it currently is permitted with a Special Use Permit, new renters cannot change that, it would stay the same until the owner sells.

Village Manager Shari Pearce said the Automotive business there has been grandfathered in since the 50's, however, if it changes hands, the Zoning Board can tell the new owner that an Automotive repair shop is not in the Village of Hilton's vision plan.

Harry Reiter then asked if the Village of Hilton has a plan to buy rundown houses in the Village to take them down.

Village Manger Shari Pearce stated that they did do that at one time, and that is how they made the Post Office. She stated there would have to be public purpose and it is out of a land reserve.

Larry Speer said there would have to be a line item in the budget for vacant properties.

Next steps were then discussed and the meeting was adjourned.

NEXT STEPS

Shaun Logue(MRB) will get in touch with Highland Planning to finalize the flyer for the Public Engagement session, as well as the date for that. Village Manager Shari Pearce will find out if the flyer can be folded up and mailed out with the water bills. Office Clerk Aimee Doser will reserve the Ingham Room in the Community Center for May 20th or May 22nd for the Public Session. Date will be finalized soon.

NEXT MEETING

Monday May 20th or Wednesday May 22nd, 2024

Meeting will open with

- Highland Planning
- Committee Zoning Survey Discussion
- Flyer review