

MINUTES: Zoning Advisory Committee

DATE: February 26, 2024

TIME: 04:00 PM

Meeting #2

IN ATTENDANCE

From MRB: Shaun Logue and Angelina White. Village Manager: Shari Pearce. Code Enforcement Officer: Mark Mazzucco. Mayor: Joe Lee. Aimee Doser.

BOARD

Robert Reimer, Larry Speer, Harry Reiter, Kim Fay, Ignatius LaDelfa, Laura Pettine, Dave Wright.

MEETING AGENDA

1. Welcome & Reminders
 - MRB Updates: Shaun Logue stated that the minutes from January's meetings have been posted on the Village of Hilton Website for the public.
 - Photo scavenger assignment results will be reviewed at the next meeting.
2. Highland Planning Introductions
 - Highland planning develops an individual engagement process for each project, based on aspects such as the type of input sought by the client, and the level of involvement sought by the stakeholders.
 - Tanya Mooza Zwahlen – Owner, and Stephanie Hyde – Engagement Associate were present.
3. Community Participation Plan
 - Tanya(HP) stated that her plan is to communicate effectively with the residents and write a public participation plan. Her & Shaun will outline engagement activities including Two (2) public workshops in May and November.
 - There will be a meeting where residents come to us, then we will go to them by sending out surveys, doing pop-up events such as the Apple Fest. Social media will be important, as well as putting information on the water bills that go out to all Village residents in May.
 - Robert Reimer asked if they will be using digital marketing. Tanya(HP) said they plan to use Facebook and electronic surveys. Shaun Logue(MRB) stated there will be an online survey link. Dave Wright asked if they will be able to track the IP address so one person is not able to take the survey multiple times. Shaun(MRB) said yes. Angelina White(MRB) added that they can do printed forms/surveys as well for the non-tech savvy residents. Laura Pettine suggested adding it into discussion at a future Solar Eclipse meeting. Shaun(MRB) stated that everything will be mapped out in the engagement plan, including what questions will be in the survey. Tanya(HP) said that the survey and first public meeting will be at the same time in May. Village Manager Shari Pearce suggested asking the Food Shelf to help with addresses for the Village Residents, and the President of the Unionville Station Committee to help with email addresses as well.
4. Zoning Code Audit (Chap. 275) & Foundations Report Update
 - Shaun(MRB) discussed the foundations report. MRB will be working with the Department of State and highlighting areas to work on. There will be a lot forthcoming in the next couple of months. He will provide a targeted area map at the meeting next month with key areas that we will be looking at: what it will be, what it requires, etc.

5. Comprehensive Plan: Goals & Objectives Discussion

- MRB provided a handout of Objective overviews.
- Larry Speer asked if we are contradicting since the Village won an award for their Comprehensive Plan and now we are going to be making changes. Shaun(MRB) said now is the best time to update the codes using the Comprehensive Plan.

DISCUSSION

The committee voiced some concerns that they would like to see addressed. Dave Wright said that McDonald's wanted their space zoned Commercial and now the value of the surrounding homes has plummeted, and he feels there are too many dead end streets. Larry Speer stated that there is no place to put a Dunkin or Tim Horton's on the main streets without violating codes, but he feels we need one.

Robert Reimer said we need to ask what we want the Village to look like. All chain fast food restaurants?

Village Manager Shari Pearce stated we need to figure out if it would hurt local businesses as well.

Angelina White(MRB) said these are the type of questions that will be on the survey. What type of developments would residents like.

Larry Speer asked if we could update or create a code that forces someone to do things such as fix a burned down building quicker.

Shaun Logue(MRB) said there are tools for things like that.

Harry Reiter asked if we will be getting lists from other villages for ideas of what worked for them. Shaun Logue(MRB) said yes, innovative from others, sharing tools.

NEXT STEPS

Shaun Logue(MRB) stated that minutes will be sent out from this meeting. The foundation report will be coming out once we receive feedback from the general public, but we have a good canvas to get creative. The engagement plan will be sent out in advance detailing how they are going to connect with the public/Village residents.

NEXT MEETING

Monday March 25th, 2024

Meeting will open with

- Community Bus Tour
- Review of Scavenger Hunt Photos
- Committee Zoning Survey Discussion