

MINUTES: Zoning Advisory Committee

DATE: June 24, 2024

TIME: 04:00 PM

Meeting #6

IN ATTENDANCE

From MRB: Shaun Logue and Matt Horn. Village Manager: Shari Pearce. Office Clerk Aimee Doser. Village Mayor Joe Lee.

BOARD

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

MEETING AGENDA

1. Welcome & Reminders
2. Public Workshop Event #1 – June 3rd
 - Summary report handout for review & discussion
3. Article II - General Provisions
 - Overview – A clean copy will be coming to the committee for review.
4. Article III –
 - Analysis & Inventory Maps Review (Handout)
5. Upcoming Draft Sections
 - Article IV: Conditional Uses
6. Land Uses or Activities Table & Lot and Bulk Requirements Table
 - In Progress (Due to Articles II & III)
7. General Discussion & Next Steps
 - Committee Meeting #7
 - Homework: Article III – District Regulations
 - Upcoming events
 - Classic Wheels on Main Street in August
 - Hilton Apple Fest in October

DISCUSSION

On Monday, June 3rd, the Village of Hilton held its first public workshop to educate the public about the zoning code update, inform the community of the overall process, and receive feedback on the key issues and opportunities with the existing code. 34 people attended the meeting. The meeting followed an open house format, allowing members of the public to drop in and provide feedback any time within the two-hour time period. Shaun Logue(MRB) stated that the

biggest takeaway is the focus on the central business district. The residents want Main Street, downtown, walkable shops, and want to retain the library.

The committee then reviewed Article II, specifically Laura Pettine's comments she had submitted and MRB's replies regarding them.

The Village had 8 definitions that pertained to zoning. MRB has built them up significantly. Shaun Logue(MRB) said that is important to have definitions so things aren't left open to interpretation, and that the definitions can be tweaked if needed.

There was a lot of discussion regarding the difference between "Special Permit" and "Conditional Use".

Dave Wright asked if either term/permit will be based on a timeline, such as if the neighbors change, conditions change, etc.

Shaun Logue(MRB) stated that under municipal law there is a timeline, usually 3 years and then they would have to go before the board again.

Village Manager Shari Pearce stated that the Village of Hilton allows one year to obtain a permit, but the Zoning Board can put those conditions on the permit.

Kim Fay said that they cannot just revoke a permit, an example would be for a doggie daycare, unless the condition is to review again in that timeframe.

Village Manager Shari Pearce asked if the goal is to remove "Conditional Use" and switch to just "Special Use".

Matt Horn(MRB) said no, that if all the conditions are met, it is considered Conditional and it is done, if it is Special Use then it would have to come back before the board.

Ignatius Ladelfa asked if a business satisfies all permit requirements, do they have to keep going back in front of the board.

Shaun Logue(MRB) stated that it depends on the owner, and that it would usually stay with the owner and the land until it changes hands.

Ignatius Ladelfa said a dog daycare should be checked up on to make sure the fences are kept up and in working order.

Shaun Logue(MRB) said yes, for example if a dog daycare is approved to have 10 dogs and more are reported, then the condition changes or the permit is revoked. Conditions Will be built right into the Special permit.

Matt Horn(MRB) stated that they still have to drill down on the uses for Conditional VS. Special.

Shaun Logue(MRB) stated that these will be added to the Land Use Table, ex; "These ones will need Special Permit"

Some discussion was had on Mixed use overlay, which then lead to the mention of Spot Zoning.

Shaun Logue(MRB) brought up Traditional Use which is Mixed Use but not as intense. He then stated that the goal is to make development more attractive.

Village Manager Shari Pearce stated that the younger generations want walkability in the Village.

Shaun Logue(MRB) suggested connecting Canning Street and Salmon Creek Park, and that Incentive Zoning could be used to make it happen.

The committee will be going over Article III and sending any comments to Shari Pearce, while keeping in mind what is going to make the Village of Hilton more attractive for development. Feedback will be discussed at the next meeting.

There was discussion about the upcoming events in the Village such as the Classic Wheels on Main Street Car Show, and the Apple Fest. The first thought was that having an informational booth set up at either or both would be beneficial, however, both events draw in a lot of out of towners, so the committee may not want to go that route as we are looking for input from Village residents specifically.

NEXT STEPS

Discussing the next Public Workshop and upcoming events.

NEXT MEETING

Monday July 22nd, 2024 at 4 P.M.

Respectfully Submitted,
Aimee Doser, Office Clerk