

**Village of Hilton Zoning Board
Meeting Minutes of September 11, 2007**

Member's Present: Richard Bjornholm, Richard LaForce, Jim Bimmler, Bob Cusenz, Pat Holenbeck

Administration: Mike Lissow, Code Enforcement Officer; Joe Lee, Trustee; Debbie Buongiorno, Recording Secretary

Guests: Dave McCracken, Barb Speer

The meeting was called to order with the pledge of allegiance to the flag at 7:00 p.m.

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

PUBLIC HEARING – 745 EAST AVENUE – AREA VARIANCE

Application of Larry Speer, 745 East Avenue, for an Area Variance to construct a 1600 square foot pole barn in the rear yard. Per Section 24-302, 2(b) the foot print shall not exceed 720 square feet. This property is zoned Residential.

The public hearing was opened at 7:05 p.m.

Chairman Bjornholm received verification from the Zoning Board Secretary, Debbie Buongiorno, that prescribed notification of this public hearing was accomplished by letter and advertisement. Chairman Bjornholm then explained to those present the purpose of the public hearing.

Mrs. Barb Speer was present to represent this application. Mrs. Speer stated the pole barn would be used to store their backhoe, ATV, camper, landscape trailer, etc. The pole barn will consist of a metal roof and sides. Mrs. Speer did not have a picture of the pole barn with her of how it would look upon completion.

Public Comment: None

The public hearing was closed at 7:10 p.m.

Board Discussion:

Bob Cusenz asked Mrs. Speer if there would be electricity to the pole barn? Mrs. Speer stated there would not be. Mr. Cusenz inquired about the mode of access to the pole barn? Mrs. Speer stated it would be off of their turn-around in their driveway. No access from East Avenue.

Pat Holenbeck wanted clarification that the neighbors were notified. Chairman Rick Bjornholm stated neighbors were notified as was the Town of Parma.

Chairman Rick Bjornholm asked Mrs. Speer if they would be leasing or renting out any of the space in the pole barn? Mrs. Speer stated no that they will fill it. Mr. Bjornholm asked how tall the pole barn is going to be? Mrs. Speer stated no higher than 13 or 14 ft. high. It has to be high enough to get the backhoe in. There will be a door facing the north and a smaller door facing south. The pole barn will be constructed by the owner. This building will be pre-painted (Morton-type) building.

Motion to approve the application of Larry Speer, 745 East Avenue, for an Area Variance to construct a pole barn in the rear yard. This will not change the character of the neighborhood and there was no public opposition. Per Section 24-302, 2(b) the foot print shall not exceed 720 square feet. This property is zoned Residential. **Motion** made by Jim Bimmler, seconded Richard LaForce. **Motion** approved 5-0.

MINUTES

Motion to approve the August 14, 2007 meeting minutes as submitted. Jim Bimmler made the motion, Richard LaForce seconded the motion. **Motion** approved 5-0.

Motion to approve the amended meeting minutes for February 13, 2007. Jim Bimmler made the motion, Pat Holenbeck seconded. **Motion** approved 3-0-2.

REPORTS

Liaison's Report - Joe Lee gave his report.

Code Enforcement Officer's Report Mike Lissow not present.

Chairman's Report - Chairman Bjornholm gave his report.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:55pm. Bob Cusenz made the motion, Jim Bimmler seconded.

Respectfully Submitted,

Debbie Buongiorno
Recording Secretary