

Zoning Board of Appeals  
Meeting Minutes of May 19, 2020  
Approved

ZBA Member's Present: Chairman Richard Bjornholm, Pat Holenbeck, Murray Weaver, Shelly Kordish and Harry Reiter

Village Board Present: Village Board Liaison Kim Fay

Administration Present: Code Enforcement Officer; Mike Lissow and Recording Secretary Debbie Jones

Guests: Andrea Cromeley and James Kraeger

Chairman Richard Bjornholm called the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag and a moment of silence. Due to the COVID-19 restrictions this meeting was held by Zoom.

Chairman Bjornholm expressed his sorrow on the passing of long time Village Board member and Zoning Board liaison, Jim Gates.

Harry Reiter was sworn in on May 7<sup>th</sup>, 2020 as an Alternative member on the Village of Hilton Zoning Board of Appeals.

**ZONING SEGMENT – 17 FRASER DRIVE – AREA VARIANCE**

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Application of Andrea Cromeley and James Kraeger, 17 Fraser Drive, for an Area Variance to construct an accessory structure that is 14 feet by 40 feet for a total of 560 square feet. § 275-13 E 1 (b) states accessory structure's footprint shall be over 25 square feet but shall not exceed 256 square feet and no wall shall exceed 20 feet in length. This property is zoned Residential.

Mr. Kraeger stated that two households have merged as one, because of that there are a lot of possessions. Currently, there are two sheds on the property: a wooden and a plastic one. He would like to take those down and combine everything into the proposed new shed.

**BOARD COMMENT/QUESTIONS:**

**Member Holenbeck** stated she has a hard time visualizing this size of a shed on the property, it is the size of another house. Member Holenbeck asked if the pool was still there, Mr. Kraeger stated that the pool has been removed. Mr. Kraeger mentioned the size is negotiable. Member Holenbeck is comfortable with the shed if the size can be scaled down to maybe 12'x32'.

**Village Board Liaison Kim Fay** – inquired about the height of the new shed vs. the old sheds. Mr. Kraeger stated the height of the new shed will be 10' (feet) and will have a garage door.

**Member Weaver** stated it is a beautiful looking shed and that this would be the perfect yard for it, however; 32' would be better. Member Weaver has no problems with this application.

**Member Kordish** feels this is a crowded residential area and is a very large structure for this neighborhood. Member Kordish asked if there would be automobiles stored in this shed. Mr. Kraeger stated he could not say at this time. Mr. Kraeger went onto say that his son does woodworking as a hobby, so this shed would be used for the wood to dry out and his woodworking projects. Member Kordish does not feel automobiles should be stored in an accessory shed. She feels this size of a shed should be used on farmland.

**Member Reiter** stated he feels the 14'x40' is too large for this residential area especially from the Cooper Dr. side. Member Reiter asked the applicants if they have had any feedback from the neighbors. Mr. Kraeger stated the neighbors were sent letters of the proposed shed, so they are aware, but he has not heard any feedback. Member Reiter commented it just seems massive.

**Chairman Bjornholm** asked for clarification as to whether this application is for a shed or a barn. Mr. Kraeger stated it is for a shed. Chairman Bjornholm felt the Village has already increased the recommended size for a shed and by allowing yet an even larger size the Board would be setting a precedence for others.

**PUBLIC COMMENT:** Opened at 6:51p.m. There was no public comment. However, Code Enforcement Officer, Mike Lissow did state he received a phone call from a neighbor with some concerns. Mike told him he could mail in his complaints or join in on the Zoom meeting. We did not receive any correspondence nor did the neighbor join the Zoom meeting. Closed at 6:53 p.m.

Chairman Bjornholm asked the Board if there was any support for the 14 feet by 40 feet for a total of 560 square feet shed. There was no comment. The applicant decided to minimize the size of the shed to 12 feet by 28 feet for a total of 336 square feet.

**Member Holenbeck** made the motion to approve the amended application of Andrea Crome and James Kraeger, 17 Fraser Drive, for an Area Variance to construct an accessory structure that is 12 feet by 28 feet for a total of 336 square feet. §275-13 E 1 (b) states accessory structure's footprint shall be over 25 square feet but shall not exceed 256 square feet and no wall shall exceed 20 feet in length. There was no public feedback. Seconded by **Member Weaver**, the vote was 2-3, Members Holenbeck and Weaver voted for, Members Bjornholm, Kordish and Reiter voted against, therefore motion is denied.

### **REPORTS:**

Village Board Liaison  
Code Enforcement Officer

Kim Fay gave his report  
Mike Lissow gave his report

### **MINUTES:**

**Member Kordish** made the motion to accept the December 10<sup>th</sup>, 2019 Zoning Board of Appeals meeting minutes, seconded by **Member Holenbeck** and approved 3-0-2

### **DATES:**

Next Scheduled Meeting  
Public Agenda Deadline

Tuesday, June 9<sup>th</sup>, 2020  
Tuesday May 26<sup>th</sup>, 2020

There being no further business, **Member Kordish** made the motion to adjourn the meeting at 7:22 p.m., seconded by **Member Holenbeck**, and approved 5-0.

Respectfully Submitted,  
Debbie Jones, Recording Secretary