

Joseph M. Lee, Mayor

TRUSTEES

Andrew J. Fowler
Sherry A. Farrell
Larry W. Speer
Shannon Zabelny

Shari Wilson-Pearce Village Manager / Clerk
Jeff Pearce Supt. of Public Works

VILLAGE OF HILTON

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Zoning Board of Appeals
Meeting Minutes of August 12, 2025
Approved

ZBA Member's Present: Chairman Kim Fay, Harry Reiter, Joe Ruta, Elaine Begy, Paul Cliff and Laura Pettine (Alternate)

Administration Present: Code Enforcement Officer; Ron Bragg, Recording Secretary; Debbie Jones, Office Clerk; Village Liaison; Larry Speer, Village Mayor; Joe Lee

Guests: Christine Brower and Michael Sengillo

Chairman Kim Fay called the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag and a moment of silence.

Chairman Kim Fay declares, for the minutes, that a quorum is present so the meeting may proceed as planned.

MINUTES:

Member Ruta made the motion to approved the amended June 10th, 2025 meeting minutes, **seconded by Paul Cliff, approved 5-0.**

REPORTS:

Village Board Liaison	Larry Speer gave his report
Village Mayor	Joe Lee gave his report
Code Enforcement Officer	Ron Bragg gave his report

DISCUSSION:

Chairman Fay asked **Code Enforcement Officer, Ron Bragg** if there were any updates on Dunkin Donuts or Parkland Place. Mr. Bragg stated he had not heard anything on either. Christine Brower, 184 South Ave. commented on Dunkin Donuts, she stated she believes they are working on the interior. Ms. Brower felt they may have run into an issue with the electricity as a generator was running for quite a while.

Chairman Fay stated Secretary Debbie Jones noticed the May 27th, 2025, had not been approved. Those minutes were passed out at tonight's meeting, a motion was made by Elaine Begy and approved 5-0 to table approving these minutes until the September 2025 meeting to give the members time to read and for clarification on some items.

Next Meeting: Tuesday, September 9th, 2025

Agenda Application Deadling: Tuesday, August 19th, 2025

Chairman Fay made the motion to adjourn the meeting at 7:11 p.m., seconded by **Member Joe Ruta**, approved 5-0

Respectfully Submitted,

Debbie Jones, Recording Clerk
Village of Hilton