

Village of Germantown Hills
Planning Commission Meeting Minutes

March 16, 2015 6:00 p.m.

1. Call to Order/Roll Call/Minutes Approval

Chairman Jim Willerton called the meeting to order at 6:00 pm and roll call was taken.

Commissioner	Roll Call	1	2	3	4	5
Jim Willerton - Chair	Present	Y	Y			
John Taylor	Present	Y	Y			
Bill Waters	Absent	-	-			
Steve Rudolph	Present	Y	Y			
Scott Kramer	Absent	-	Y			
Sean Mullins	Present	Y	Y			
Ken Beschorner	Present	Y	Y			

a. February 16, 2015 Minutes

A motion was made by Steve Rudolph to approve the February 16, 2015 meeting minutes. The motion was seconded by John Taylor. **Motion passed #1.**

Scott Kramer arrived at 6:05 p.m.

2. Discussion on Commercial Property Development

Steve Nauman was in attendance to discuss the possibility of building another building next to his property located at 410 Jubilee Lane. Steve explained the history of his existing building and the proposed expansion. Ann Sasso explained the existing commercial pad language in the Village code as it pertains to commercial development of 15 acres or more. Steve noted he is looking at building a new building to lease but would like to be able to sell the building in the future. The Planning Commission discussed the present code and the proposed expansion. The commercial pad language allows for a business to own the pad/footprint and have an access and parking agreement with the property owner. This is the provision that allowed Dollar General to build on a commercial pad years ago.

The Planning Commission was supportive of modifying the code to allow a commercial pad to exist in smaller commercial developments. They recommended eliminating the one foot distance between buildings and felt the buildings should have contiguous front yards. The Planning Commission will review the code modification at their April meeting with a recommendation to the Village board.

3. Public Comments/Updates

Ann Sasso updated the Planning Commission on community happenings.

4. Adjournment

A motion was made by John Taylor to adjourn the meeting at 7:12 p.m. The motion was seconded by Steve Rudolph. **Motion passed #2.**

Ann Sasso, Village Clerk