

**Village of Germantown Hills
216 Holland Road, Village Hall
Germantown Hills, IL 61548
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www.germantownhillsillinois.org**

Planning Commission Meeting Minutes

May 19, 2014 - 7:00 p.m.

1. Call to Order/Roll Call/Minutes Approval

Chairman Jim Willerton called the meeting to order at 7:00 pm and roll call was taken.

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

Also Present:

Jim O’Laughlin, Village Trustee & Planning Commission Liaison

a. April 21, 2014 Minutes

A motion was made by Jim Willerton to approve the April 21, 2014 meeting minutes. The motion was seconded by Sean Mullins. **Motion passed #1.**

2. Discussion and Recommendation to the Village Board for a modification to the Subdivision Ordinance to allow the transfer of property between adjacent property owners to be approved under the boundary map requirements with all other applicable provisions of Title 10 of the Subdivision Ordinance being met.

A proposed plan to transfer property between two property owners outside of the village limits has raised a question. The Clerk explained the question is whether or not the division of property meets the subdivision ordinance or if it is exempt. This property has been divided in the past and previously the village has treated the transfer of property between adjoining property owners in being exempt from the subdivision plat requirements. The Plat Act exempts the “The sale or exchange of land between owners of adjoining or contiguous land”. The Village’s subdivision regulations does not exempt this type of subdivision, thus it is required to follow complete subdivision process (preliminary and final plat). We have allowed this type of division in the past due to the previous interpretation of the regulations but the village attorney feels it is not exempt the way the code is written.

The Planning Commission has the authority to make a recommendation to the Village Board to modify the provision so that this transfer could be completed similar to how it has been interpreted in the past. All other subdivision and zoning requirements would still need to be met. In moving forward we can get recommended language from the village engineer and

village attorney in order to make the interpretation clearer. The engineer put together some recommended language similar to what Washington has in their code.

Ken Beschorner noted concern of making a blanket change. Ken read the boundary map definition that appears to allow for a transfer of property. The clerk noted the division will not meet our requirements without going through the full platting process or allowing the modification until the code can be looked at and/or modified. This action will not be an ordinance change but a modification to this plat to allow what has already been allowed previously. The Planning Commission will be able to discuss the proposed village code change at their next meeting with a recommendation to the Village Board.

A motion was made by Bill Waters to recommend to the Village Board for a modification to the Subdivision Ordinance to allow the transfer of property between adjacent property owners to be approved under the boundary map requirements with all other applicable provisions of Title 10 of the Subdivision Ordinance being met for the Trapp Plat. The motion was seconded by Sean Mullins. **Motion passed #2.**

3. Discuss and Update the Village Bike/Walkway Plan

The Planning Commission discussed and revised the bike/walkway plan for the village.

4. Discussion and Recommendation to the Village Board on changing the Planning Commission meeting time to 6:00 p.m.

A motion was made by Sean Mullins to recommend to the Village board the changing of the planning commission meeting times to 6:00 p.m. The motion was seconded by Scott Kramer. **Motion passed #3.**

5. Comprehensive Plan Update

The Planning Commission reviewed the comprehensive plan goals. Ken Beschorner noted the plan shows items of need (Community Center, Library, senior needs) that could be accommodated in the Elementary School building if they decide to move over to the Middle School. Jim O'Laughlin noted he really sees the value of this property as a community center similar to what Chillicothe did with the Pearce Community Center.

Jim Willerton reported there was good attendance at the Community Open House in discussing the comprehensive plan.

Ken Beschorner asked if the website could list any businesses in the village in the business directory. The clerk stated we could; just send the village the information.

6. Adjournment

A motion was made by Jim Willerton to adjourn the meeting at 8:13 p.m. The motion was seconded by Sean Mullins. **Motion passed #4.**

Ann Sasso, Village Clerk