

**Village of Germantown Hills
216 Holland Road, Village Hall
Germantown Hills, IL 61548
309-383-2209
www.germantownhillsillinois.org**

Planning Commission Meeting Minutes

November 10, 2014 6:00 p.m.

1. Call to Order/Roll Call/Minutes Approval

Jim Willerton called the meeting to order at 6:01 pm and roll call was taken.

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

Also present:

Jim O'Laughlin, Village Trustee/Planning Commission Liaison

a. October 20, 2014 Minutes

A motion was made by Steve Rudolph to approve the October 20, 2014 meeting minutes. The motion was seconded by Jim Willerton. **Motion passed #1.**

2. Discussion and Recommendation to the Village Board on an Ordinance regarding the Demolition of Buildings.

The Planning Commission reviewed the draft demolition ordinance with the changes they had previously recommended.

A motion was made by Ken Beschorner to recommend to the Village Board the approval of an ordinance regarding the demolition of buildings. The motion was seconded by Jim Willerton. **Motion passed #2.**

3. Recommendation to the Zoning Board of Appeals amending the Village's zoning regulations for the R-1 (single family residential) district regarding setbacks as contained in Title 9, Chapter 6, Article A, Section 3 of the Village Code

The Clerk explained at the Planning Commission's last meeting a recommendation had been made on the residential side yard setbacks for the Village. The Village board has submitted the request to the Zoning Board of Appeals to hold a public hearing. Part of the process is for the Planning Commission to make a recommendation to the Zoning Board of Appeals before their public hearing.

A motion was made by Steve Rudolph to recommend to the Zoning Board of Appeals amending the Village's zoning regulations for the R-1 (single family residential) district regarding setbacks as contained in Title 9, Chapter 6, Article A, Section 3 of the Village Code. The motion was seconded by Ken Beschorner. **Motion passed #3.**

The amendment shall read as follows: Side Yard: The minimum side yard width of each yard shall be fifteen feet (15') except for those lots of eighty feet (80') or less in width, measured at the front building setback line, shall have a minimum yard width of ten feet (10'). No accessory buildings shall project into the required side yard space.

4. Discussion on Village Code Updates

The Village board has asked for the Village code to be looked at and updated in areas of need. The Village staff is looking through the code to determine which portions are out of date and need to be modified. The Planning Commission discussed.

5. Public Comments/Updates

The Planning Commission reviewed the Village board minutes and discussed community happenings.

6. Adjournment

A motion was made by Steve Rudolph to adjourn the meeting at 6:49 p.m. The motion was seconded by Ken Beschorner. **Motion passed #4.**

Ann Sasso
Village Clerk