

Village of Germantown Hills
Planning Commission Meeting Minutes

February 20, 2017 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	Y		
John Taylor	Absent	-	-	-		
Bill Waters	Absent	-	-	-		
Steve Rudolph	Present	Y	Y	Y		
Scott Kramer	Absent	-	-	-		
Sean Mullins	Present	Y	Y	Y		
Ken Beschorner	Present	Y	Y	Y		

- a. **October 17, 2016 Minutes**-A motion was made by Jim Willerton to approve the October 17, 2016 meeting minutes. The motion was seconded by Steve Rudolph.
Motion passed #1.

2. **Discussion and recommendation to the Village Board on the approval of the Ealey Subdivision Preliminary Plat**

Ann Sasso explained the Village engineer had sent a letter noting section 10-4-7 of the Village Code lists that for any proposed subdivision having five (5) or few lots, the minimum lot frontage shall be no less than thirty feet (30'); provided, that the average lot frontage for all lots in the subdivision shall meet the requirements set forth in table 4-4 of this section. The Preliminary Plat submitted show three lots, two of which have a frontage of twenty feet (20').

Mike Ealey and his Dad were in attendance to discuss the Ealey Subdivision Plat. Mike explained why they are unable to meet the 30' average front lot frontage requirement. Even though the flag lots show access at the road no driveways will be constructed in those areas as the County won't allow any new driveways.

Steve Rudolph asked about the safety of the entrances and if emergency vehicles are able to gain access to all properties. Mike noted that is not an issue.

The Village attorney had also identified a couple of issues. They are as follows:

Subsection requires the subdivision's "average lot frontage" to meet the requirements set forth in Table 4-4. Table 4-4 does not list any frontage requirements. Also, it appears that this subsection is missing words or is otherwise mis-phrased. This warrants review and revision of this subsection.

The requirements of Section 10-4-7A were reviewed. That subsection provides that "all provisions of the zoning ordinance regulations concerning lots shall apply including lot area, width, and depth." Therefore, the minimum lot width for residential property should apply.

It appears that the subject lots are greater than 30,000 square feet. Therefore, according to Table 4-4, as well as Section 9-6A-3E and Section 9-6B-3E, the minimum lot width should be 120 feet.

The zoning code definitions (Section 9-2-2) include a definition of "LOT WIDTH": "the horizontal distance between the side lot lines measured along a straight line between them at points in the side lot lines which are distant from the front lot line at the minimum front yard depth." Based on that definition, the width of the lot should be 120 feet at the minimum front yard depth. The front yard depth requirements for residential properties are found in 9-6A-3F(R-1) and 9-6B-3F(R-2). In either case that the minimum depth of the front yard is either 30 feet or 60 feet, depending upon the type of street that is involved. Subsection D measures from the center line of the street, rather than the right-of-way line. We will need to determine whether Santa Fe Trail is a collector, arterial or minor street.

The Planning Commission discussed. One issue would involve cleaning up some of the language in the Village code but the other would require a modification and/or variance.

A motion was made by Steve Rudolph to recommend to the Village Board the approval of the Ealey Subdivision Preliminary Plat with the modifications from the code. The motion was seconded by Jim Willerton. **Motion passed #2.**

3. Discussion and recommendation to the Village board on an amendment to the sign regulations regarding banners and temporary signs

The Planning Commission discussed the feather flags and tear drop flags. Ken Beschoner recommended allowing these type of flags only for special events, 2 times a year up to 10 days each event. Ann will put some language together based on previous discussions for review and a recommendation to the Village Board.

4. Public Comments/Village Updates and Discussion-The Planning Commission discussed things going on in the community such as sidewalks, library, road improvements, Village businesses, etc.

5. Adjournment-A motion was made by Jim Willerton to adjourn the meeting at 7:15 p.m. The motion was seconded by Sean Mullins. **Motion passed #3.**

Ann Sasso, Village Clerk