

Village of Germantown Hills
Planning Commission Meeting Minutes

June 19, 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	6
Jim Willerton - Chair	Present	Y	Y	Y	Y	Y	Y
John Taylor	Present	Y	Y	Y	Y	Y	Y
Bill Waters	Present	Y	Y	Y	Y	Y	Y
Steve Rudolph	Absent	Y	Y	Y	Y	Y	Y
Scott Kramer	Present	Y	Y	Y	Y	Y	Y
Sean Mullins	Present	Y	Y	Y	Y	Y	Y
Ken Beschorner	Present	Y	Y	Y	N	Y	Y

Also in attendance:

Mike Hinrichsen, Village President
 Rich Brecklin, Superintendent of Public Works
 Eric Hansen, CMT, Village Engineer
 Devin Birch, Austin Engineering
 Joe LaHood, Woods at Germantown Hills Developer
 Jim Paul, Woods at Germantown Hills Developer
 Donna Craig, Parkway Estates Developer

Steve Rudolph arrived at 6:01 p.m.

- a. **May 15, 2017 Minutes-**A motion was made by Sean Mullins to approve the May 15, 2017 meeting minutes. The motion was seconded by Jim Willerton. **Motion passed #1.**

2. Public Hearing

No one was in attendance for the public hearing so it was closed at 6:02 p.m.

3. Discussion and recommendation to the Village Board on the approval of the Parkway Estates Subdivision Preliminary Plat

The developer's engineer had addressed comments raised by the Village engineer. This subdivision is outside the corporate limits but within the mile and a half planning area. Donna Craig noted the covenants would include a driveway and well agreement for the property owners.

A motion was made by John Taylor to recommend to the Village Board the approval of the Parkway Estates Subdivision Preliminary plat. The motion was seconded by Bill Waters. **Motion passed #2.**

4. Discussion and recommendation to the Village Board on the approval of the Woods at Germantown Hills Subdivision Preliminary Plat

Devin Birch with Austin Engineering noted there are two items in the notes on the preliminary plat that will be included in the annexation agreement as variations to the Village's code. They include the timing of construction of the sidewalks and the type of trench backfill. Devin noted they have met with some representatives of the Village on the two issues.

Rich Brecklin explained the trench backfill would be on the sewer laterals. The developer has proposed additional testing, better products with inspections and the winterizing of the laterals. John Taylor noted this is pretty typical with the lifts and compaction testing.

The second item is the timing of the sidewalk construction. Devin explained the advantages and disadvantages to building the sidewalks at the beginning. The biggest negative is the waste and additional cost due to the sidewalks being torn up during construction and the need to rebuild them. The compromise would be to require the sidewalks to be built within 3 years or 80% of development of the subdivision whichever comes first. They would also have a letter of credit with the bank in order for the Village to have the assurance the sidewalks will be built. Devin stated there will be a mechanism in the covenants to make sure the sidewalks are completed. The annexation agreement will address the two issues.

Bill Waters recommended the Village look at amending the code in order to put these provisions in place for future developments.

Ken Beschorner questioned if there is a sidewalk standard for the construction of the sidewalks. Devin noted there is. Eric Hansen noted with more sidewalks being built there are more detailed standards.

A motion was made by Steve Rudolph to recommend to the Village Board the approval of the Woods at Germantown Hills Subdivision Preliminary Plat including the two variances. The motion was seconded by John Taylor. **Motion passed #3.**

5. Discussion and recommendation to the Village board on an amendment to the Village Code concerning sign requirements (Feather Flags/Tear Drop Flags)

Ann Sasso noted in talking with the Village attorney there were a couple of questions on requirements of the feather flags. The Planning Commission discussed the number of flags allowed and whether or not they should only be allowed for special events.

A motion was made by Bill Waters to recommend to the Village Board an amendment to the Village Code concerning sign requirements (feather flags/tear drop flags) to allow the number of flags to match the allowance for banners and to eliminate the "special event" language. The motion was seconded John Taylor. **Motion passed #4.**

6. Discussion and recommendation to the Village board on an amendment to the Village Code concerning vehicular surface requirements

Ann Sasso noted the need to revisit the vehicular surface requirements since there were still some questions. One question is whether or not to allow only a concrete or asphalt surface for the existing businesses. Rich Brecklin explained a chip and seal type of surface that would

give the business a hard surface at a lower cost. The Planning Commission discussed surfaces, costs and application of the code to existing and new businesses.

A motion was made by John Taylor to recommend to the Village on an amendment to the Village Code concerning vehicular surface requirements in that new construction must be asphalt or concrete and existing commercial parking lots could be an asphalt, concrete or chip and seal surface. The motion was seconded by Steve Rudolph. **Motion passed #5.**

7. Public Comments/Village Updates and Discussion

Mike Hinrichsen thanked the Planning Commission members for serving in their roles and he is pleased to have Ann Sasso and Rich Brecklin serving on the team. He is excited and pleased with the Village Board and is looking forward to serving the community.

Rich Brecklin reported he is talking with IDOT about the trees along Route 116 and is hoping to talk to someone about what can be done. Eric Hansen noted we will also need to talk to CEFCU about the erosion issue.

Mike Hinrichsen noted in the 2014 Comprehensive Plan the overall plan shows us making progress but when you look at the progress for Germantown Crossing it is moving backwards. He noted our focus needs to be on Germantown Crossing. The EDC and Village Board like the vision of creating a town square where residents can meet. Germantown Hills is a collection of great neighborhoods but we need a great community place where people want to gather. The next step in getting the vision put together is to have a drone survey done of the area that will help in putting a streetscape design together. This will assist in talking with businesses and getting the right ones that are a good fit in order to be sustainable. If we show the vision we hope they will catch the dream.

8. Adjournment-A motion was made by Jim Willerton to adjourn the meeting at 7:10 p.m. The motion was seconded by Sean Mullins. **Motion passed #6.**

Ann Sasso, Village Clerk