

Village of Germantown Hills
Planning Commission Meeting Minutes

July 15, 2019 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		
John Taylor	Absent	-	-	-	-		
Bill Waters	Present	Y	Y	Y	Y		
Steve Rudolph	Present	Y	Y	Y	Y		
Scott Kramer	Present	Y	Y	Y	Y		
Ken Beschorner	Present	Y	Y	Y	Y		
Vacant							

Also, in attendance:

Jim O'Laughlin, Village Trustee

2. **Minutes Approval**

- a. **November 19, 2018 Minutes**-A motion was made by Steve Rudolph to approve the November 19, 2018 meeting minutes. The motion was seconded by Bill Waters. **Motion passed #1.**

3. **Discussion and recommendation to the Village Board on the modification and/or abbreviated procedure of the subdivision requirements on the Cusac Plat**

Lisa Cusac and Ron Holliger were in attendance to discuss the proposed plat. Because she is creating new lots, this would fall under the village's subdivision plat requirements. She has approximately 9 acres and she is dividing it into three lots with the middle lot having an existing house on it. Lisa noted she wants to keep the other two lots for her kids but may sell one of the lots at some point. Ann Sasso noted the sewer is not currently accessible but could be down the road when phase 2 of the Woods at Germantown Hills subdivision develops. The Woods at Germantown Hills Subdivision will have sidewalks on the east side of Ten Mile Creek Road. The planning commission discussed the proposed subdivision in regards to sewer and the sidewalks.

A motion was made by Steve Rudolph to recommend to the Village board the abbreviated procedure of the subdivision requirements and the modification that sidewalks would not be required on the Cusac Plat. The motion was seconded by Ken Beschorner. **Motion passed #2.**

The Planning Commission discussed making sure a precedent hadn't been set previously with another subdivision and the sidewalk construction.

Jim O'Laughlin noted this property is not in the village whereas the other property along Woodland Knolls was already in the village and the sidewalk was already going to be planned to go on the other side of the road.

Ken Beschorner noted if this property annexes into the village down the road the annexation agreement could require the sidewalk construction for these lots.

4. Discussion and recommendation to the street committee on the bike/walkway master plan

The bike/walkway plan was discussed and revised.

A motion was made by Steve Rudolph to recommend to the street committee on the bike/walkway master plan as revised. The motion was seconded by Jim Willerton. **Motion passed #3.**

5. Public Comments/Village Updates and Discussion

Several Village updates were discussed.

6. Adjournment-A motion was made by Jim Willerton to adjourn the meeting at 7:35 p.m. The motion was seconded by Bill Waters. **Motion passed #4.**

Ann Sasso
Village Clerk