

Village of Germantown Hills
Planning Commission Meeting Minutes

July 16, 2018 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	Absent	-	-	-	-		
Scott Kramer	Present	Y	Y	Y	Y		
Sean Mullins	Present	Y	Y	Y	Y		
Ken Beschorner	Present	Y	Y	Y	Y		

Also, in attendance:

Jim O'Laughlin, Village Trustee

2. Minutes Approval

- a. **June 18, 2018 Minutes-**A motion was made by Bill Waters to approve the June 18, 2018 meeting minutes as amended. The motion was seconded by Jim Willerton.
Motion passed #1.

3. Discussion and recommendation to the Village Board on the modification of the regulations concerning sidewalks for the Diamond Oaks Village Phase 4

Developer Terry Wilkerson was in attendance and is requesting a modification of the regulations concerning the construction of a sidewalk in the Diamond Oaks Village Phase 4 Subdivision. Terry presented a letter requesting the sidewalk requirement be waived for Phase 4 of the Diamond Oaks Village Plat. He stated his reasons to not require the construction is that the sidewalk would serve no useful purpose and felt it would create a hazard for those using it. He stated the sidewalk would be from nowhere to nowhere. He noted because of the natural grade the other side of the road would be more logical because it is flat and would also allow the continuation of the existing sidewalk at the library. He stated he has been a good citizen and has helped with easements to the Village when needed.

The Planning Commission discussed whether the future plan for the sidewalk would be to build it on the North or South side of Woodland Knolls road. Jim O'Laughlin noted because of the topography the sidewalk on the South side of the road would have the water sheeting across it when it rained. Ken Beschorner stated the concern if the sidewalk isn't required that we aren't setting a precedent. Ann Sasso indicated the Board had discussed as an alternative the possibility of putting funds aside for a future sidewalk if one would not be required to be built at this time. If a sidewalk wouldn't be required we would need to be specific on the reasons why since this could come up again in the future. The new subdivision sidewalk locations and

bike/walkway plan for the Village were discussed. Scott Kramer noted the need to stick to the code since the sidewalk requirement was adopted as a goal of the Village's to have more sidewalks in our community.

A motion was made by Scott Kramer to recommend to the Village Board the modification of the regulations concerning sidewalks for the Diamond Oaks Village Phase 4 to have the sidewalk built as required or allow the funds to be set aside for a future sidewalk if the board doesn't want it built in this location. The motion was seconded by Bill Waters. **Motion passed #2.**

Terry Wilkerson will provide a cost estimate for the sidewalk construction which the Village engineer will review.

The sidewalk funds will be set aside in the Community Fund Account.

4. Discussion and recommendation to the Zoning Board of Appeals on a Solar Ordinance

Ann Sasso noted there were some additional changes that needed to be discussed. The Planning Commission made some recommended changes.

A motion was made by Jim Willerton to recommend to the Zoning Board of Appeals the Solar Ordinance with the recommended changes. The motion was seconded by Bill Waters. **Motion passed #3.**

5. Discussion and recommendation to the Zoning Board of Appeals on a Screening Ordinance

The Planning Commission discussed the screening ordinance and questions from the attorney that needed to be addressed. The changes will be made to the ordinance.

6. Public Comments/Village Updates and Discussion

Scott Kramer asked if the Village has considered putting up a guard rail along Anker Lane. Jim O'Laughlin noted it has been talked about but IDOT didn't require it and the expense contributed to it not being put in. We could check on the cost in case it is feasible.

Ann Sasso discussed with the Planning Commission some Village and community updates

7. Adjournment-A motion was made by Ken Beschorner to adjourn the meeting at 7:25 p.m. The motion was seconded by Sean Mullins. **Motion passed #4.**

Ann Sasso
Village Clerk