

Village of Germantown Hills
Planning Commission Meeting Minutes

September 16, 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			
John Taylor	Absent	-	-	-			
Bill Waters	Present	Y	Y	Y			
Steve Rudolph	Present	Y	Y	Y			
Scott Kramer	Present	Y	Y	Y			
Ken Beschorner	Present	Y	Y	Y			
Vacant							

Also, in attendance:
 Jim O’Laughlin, Village Trustee

2. **Minutes Approval**

- a. **July 15, 2019 Minutes**-A motion was made by Steve Rudolph to approve the July 15, 2019 meeting minutes. The motion was seconded by Bill Waters. **Motion passed #1.**

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

Ann Sasso explained this plat was previously approved in 2017 but since then they need to make a change so it has to come back for a new review. This property is outside the village limits but within the mile and a half planning area.

Donna Jones-Craig noted originally the subdivision plat had 6 lots with 2 lots being presold. Because one of the lots had a steep slope, they changed the plat to include 5 lots splitting one lot between two other lots.

Ann Sasso noted the engineer had sent a letter noting some concerns and questions. One issue for discussion is the private drive that is serving the 5 lots. Because the drive is private, it won’t be constructed to standards identified in the village’s subdivision ordinance.

Donna explained the private drive will be gravel at the beginning but once all the construction is completed it will be blacktopped. Ann Sasso noted the developers have addressed the maintenance of the road in their Declaration of Restrictions for the subdivision. All property owners will split the cost to repair and maintain the road.

The second issue was the question of how emergency vehicles and school buses would maneuver within the subdivision.

Donna noted school buses and garbage trucks will not be allowed down the private road so everything will be kept up at the main road. Emergency vehicles will have access and be able to utilize the private road when needed.

Ann Sasso stated the sidewalk requirement is another issue. With another recent small subdivision approval, a modification was allowed to not require sidewalks since the property wasn't accessible to sewer and was not within the village limits. Additionally, this property is not accessible to the sewer and not in the village limits.

A motion was made by Steve Rudolph to recommend to the Village board the approval of the amended Parkway Estates Subdivision Preliminary Plat with the modification that sidewalks would not be required. The motion was seconded by Ken Beschorner. **Motion passed #2.**

4. **Public Comments/Village Updates and Discussion**-Several Village updates were discussed.
5. **Adjournment**-A motion was made by Ken Beschorner to adjourn the meeting at 6:40 p.m. The motion was seconded by Jim Willerton. **Motion passed #3.**

Ann Sasso
Village Clerk