

# Village of Germantown Hills

## Planning Commission Meeting Minutes

September 21, 2020 6:00 p.m.

1. **Call to Order/Roll Call/Minutes Approval**-John Taylor 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	Absent	-	-				
John Taylor	Present	Y	Y				
Bill Waters	Present	Y	Y				
Steve Rudolph	Present	Y	Y				
Scott Kramer	Present	Y	Y				
Ken Beschorner (electronic)	Present	P	Y				
Vacant							

2. **Minutes Approval**

- a. **October 21, 2019 Minutes**-A motion was made by Steve Rudolph to approve the October 21, 2019 meeting minutes. The motion was seconded by Bill Waters. **Motion passed #1.**

3. **Discussion and recommendation to the Zoning Board of Appeals regarding a proposed amendment to the Zoning Ordinance concerning allowing mixed uses in a commercial district**

Ann Sasso explained that there has been some interest with some current business owners along with a proposed new development in allowing mixed uses in the commercial areas. The Planning Commission members discussed the proposed language that was provided in regards to permitted uses, occupancy limits, minimum floor area, building codes, life-safety issues and the overall approval process.

The following recommendations were made:

Add Mixed-Use Zoning District in order to permit a complimentary mix of residential and commercial uses in a single district.

Add a State building code requirement in order to consider life-safety issues in the building of the structures.

Add Occupancy standard: Residential occupancy per dwelling unit shall be limited to one family and not more than two (2) roomers or boarders. (This is in our current code)

Add Habitable Floor Area standard: The minimum habitable floor area per dwelling unit shall be nine hundred (900) square feet for single-family dwellings and seven hundred (700) square feet per dwelling unit for two-, three- and four-family dwelling units. (This is in our current code)

Add a mixed-use special use zoning process similar to how the Village allows for zoning changes to other districts within the Village.

Add a separate access to the residential use when the residential uses area allowed on the main, second floors and additional floors.

Add the language that requires off-street parking for the residential use in addition to the commercial use parking requirements.

The Planning Commission noted all commercial properties would be eligible for mixed-used zoning but felt the property owners should go through the special use approval process in order to make sure requirements are being met. This would also help in having a reporting mechanism in place.

Ann Sasso will get the proposed changes made for discussion at the next meeting.

#### **4. Public Comments/Village Updates and Discussion**

Several Village updates were discussed in regards to the First Responder's Park, the Germantown Hills to Metamora Trail, sidewalks in the Village, and the School's Pedestrian Crossing.

Scott Kramer asked about the possibility of a guard rail along Anker Lane. Ann will check on this.

#### **5. Adjournment-A motion** was made by John Taylor to adjourn the meeting at 7:02 p.m. The motion was seconded by Steve Rudolph. **Motion passed #2.**

Ann Sasso, Village Clerk