

Village of Germantown Hills
Planning Commission Meeting Minutes

October 23, 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			
John Taylor	Present	Y	Y	Y			
Bill Waters	Absent	-	-	-			
Steve Rudolph	Present	Y	Y	Y			
Scott Kramer	Absent	-	-	-			
Sean Mullins	Present	Y	Y	Y			
Ken Beschorner	Present	Y	Y	Y			

Also in attendance:

Mike Hinrichsen, Village President
Jim O’Laughlin, Village Trustee

2. **Minutes Approval**

- a. **June 19, 2017 Minutes**-A motion was made by Sean Mullins to approve the June 19, 2017 meeting minutes. The motion was seconded by Steve Rudolph. **Motion passed #1.**

3. **Discussion and recommendation to the Zoning Board on proposed amendments to the Village of Germantown Hills Code regarding zoning regulations concerning vehicular surface requirements.**

Ann Sasso noted the Planning Commission had discussed this code change previously but needs to formally make a recommendation to the Zoning Board of Appeals on the vehicular surface requirements. The proposed ordinance is what the Planning Commission discussed previously at their June meeting.

Jim O’Laughlin stated he has some concerns with the proposed ordinance. He questioned if the private roads need to be in the definition. Ann Sasso noted the definition was put together using another community’s definition and we tried to catch all the possibilities of surfaces in the definition. The members discussed and agreed to leave it in the definition.

Ken Beschorner recommended a language change to note home based businesses would be exempt from the hard surface requirement. Ann Sasso noted we will update this section in order to still require commercial and non-profit establishments to comply but exempt those with a home occupational permit.

Jim O’Laughlin explained the section E- (b) that existing businesses can resurface with black top, concrete, pavers or chip and seal. He noted he wasn’t at the meeting in June when this was discussed but doesn’t think a chip and seal surface should be allowed at all even as an alternative for existing businesses. Ann Sasso stated the chip & seal alternative was put in there as an economic alternative for our two existing businesses and the Village that would need to comply within 3 years. Ken Beschoner felt if you put chip and seal over a hard surface it would work but not over a gravel parking lot. Jim O’Laughlin stated he doesn’t feel it will hold up. Ann Sasso noted at the previous meeting Rich Brecklin, Superintendent of Public Works had shared it would be a good economical alternative and had already discussed the process with the current business owners that might need to do it this way. Ken Beschoner noted there is also another process that might be a good option called micro surfacing. The Planning Commission discussed and recommended that the chip and seal not be allowed and require all existing and newly constructed vehicular surfaces to be surfaced with either bituminous concrete surface course, Portland cement concrete, or pavers.

Ken Beschoner recommended the addition of a statement at the end if an extension is needed in making a repair or modification that one could be granted with the consent of the Village Board.

A motion was made by John Taylor to recommend to the Zoning Board of Appeals the proposed amendments as discussed in regards to home based businesses being exempt, eliminate the chip & seal alternative and allow for an extension to repair with board approval as a part of the Village of Germantown Hills Code regarding zoning regulations concerning vehicular surface requirements. The motion was seconded by Sean Mullins. **Motion passed #2.**

4. Discussion on the sign code in regards to ground signs

Ann Sasso explained the current Village code in regards to ground signs. A business is requesting to have his sign higher than the allowed 5 feet due to visibility issues with cars and traffic in front of his current sign. Ken Beschoner questioned if some type of variance could be requested instead of modifying the code. The Planning Commission recommended looking at the possibility of a variance in order to allow the sign to be high enough to be visible. They discussed allowing the sign to be at least 8 feet high which would potentially take care of the visibility concern in this case. Ann Sasso will check on the possibility of a variance request.

5. Public Comments/Village Updates and Discussion

Mike Hinrichsen updated the Planning Commission on the Germantown Crossing vision. He discussed the plan and how the Village is trying to get some key stakeholders to catch the vision. The vision will be shared with the Planning Commission at the next meeting.

6. Adjournment-A motion was made by Sean Mullins to adjourn the meeting at 7:00 p.m. The motion was seconded by Steve Rudolph. **Motion passed #3.**

Ann Sasso, Village Clerk