

## **Village of Germantown Hills Zoning Board of Appeals**

**November 10, 2020 Meeting with Public Hearing 6:00 p.m.**

### **Zoning Ordinance Amendment-Mixed Use**

**2020-02**

**Call to Order/Roll Call**-Chairman Randy Nash called the meeting to order at 6:00 p.m.

ZBA Members	RC	1	2	3
Randy Nash	P	Y	Y	Y
Joe Maier	A	-	-	-
Glen Riley	P	Y	Y	Y
Dan Mair	A	-	-	-
Justin Roberts	P	Y	Y	Y
Ron Schneider	P	Y	Y	Y
Ed Rainville	P	Y	Y	Y

Randy Nash opened the public hearing and stated the purpose of the public hearing is for the Zoning Board of Appeals to consider a proposed ordinance amending the Zoning Ordinance regarding mixed-use zoning.

Anyone wishing to speak will be heard. There was no public in attendance. The public hearing was closed at 6:01 p.m.

Ann Sasso explained the proposed mixed-use zoning came up because a couple of individuals had expressed interest in having it as an option for their commercial buildings. This would allow a residential use in a commercial building. All commercial uses in the Village's present code would be able to request a special use to allow the mixed-use zoning. The Planning Commission had made a recommendation to the ZBA. The ZBA needs to make a recommendation to the Village Board.

Randy Nash stated the fire department wanted to make sure there was a separate entrance/exit for the residential use and an alarm and sprinkler system. Randy noted the concern with requiring an alarm system and sprinkler system is presently the Village doesn't have any codes or inspections in order to enforce the requirement. Randy noted you could include in the ordinance that they would need to comply with the International Building Code but the village wouldn't have the resources to enforce it.

The Zoning Board of Appeals discussed the proposed ordinance amendment. Ed Rainville had questions about the permitted uses and the outside storage language.

Ann Sasso noted that our current commercial code requirements were included in this ordinance.

Glen Riley questioned if there were any negatives to allowing this and if there would be issues in the future.

Randy Nash stated he didn't think there would be since each property owner has to come and request a special use before approval of the mixed-use zoning on their property.

A motion was made by Randy Nash to recommend to the Village Board the proposed ordinance amending the Zoning Ordinance regarding mixed use zoning with the addition of recommended language of meeting the International Building Code. The motion was seconded by Ed Rainville. **Motion passed #1.**

**Minutes Approval-July 28, 2020-**A motion was made by Ed Rainville to approve the July 28, 2020 Zoning Board of Appeals minutes. The motion was seconded by Glen Riley. **Motion passed #2.**

A motion was made by Ron Schneider to adjourn the meeting at 6:30 p.m. The motion was seconded by Justin Roberts. **Motion passed #3.**

Ann Sasso, Village Clerk