

**Village of Germantown Hills
Planning Commission Meeting Minutes
March 15, 2021 6:00 p.m.**

1. **Call to Order/Roll Call/Minutes Approval**-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 (Electronic)	Present	Y	Y	Y			
Bill Waters	Present	Y	Y	Y			
Steve Rudolph	Present	Y	Y	Y			
Scott Kramer (Electronic)	Present	Y	Y	Y			
Ken Beschorner (Electronic)	Present	Y	Y	Y			
Nathan Henricks	Present	Y	Y	Y			

Also, in attendance:

Jim O’Laughlin, Village Trustee
Bill Streeter, Village Attorney (Electronic)

John Obery, Representative Fandel Trust
Dennis Miller, 313 Fandel Road

2. **Minutes Approval**

- a. **October 19, 2020 Minutes**-A motion was made by Steve Rudolph to approve the October 19, 2020 meeting minutes. The motion was seconded by John Taylor. **Motion passed #1.**

3. **Discussion and recommendation to the Zoning Board of Appeals regarding the rezoning of a portion of the Donald Fandel property from residential to agricultural (PIN: 08-29-200-027, 08-29-200-007, part of 08-29-200-026)**

John Obery, representative for the Donald Fandel Trust stated the total property is approximately 40 acres.

Ann Sasso explained the rezoning request is for Tract 1 and the two lots to the west of Fandel Road. They are requesting to rezone the property to agricultural in order to plant alfalfa for two horses on the property. The Zoning Board will hear the request of the Trust and the Miller’s on the rezoning and special use permits on March 16th with a recommendation to the village board. The total 40+ acres will be annexed into the village.

Bill Streeter noted the property is currently zoned residential in the county and the village code indicates by default that the property comes into the village as residential.

Ken Beschorner noted he doesn’t have an issue with what they want to do. Ken noted concern if in ten years they want to do something else that the agricultural zoning allows but might be something the village doesn’t want.

Bill Streeter noted with the special use process, conditions can be included as a part of it.

Ann Sasso stated 40 letters went out to anyone that was within 300 feet of the property for the public hearing so notice was given to properties along the borders of White Oak Lake, Fandel Farms and Coventry Farms. The owner of the lot to the north had two concerns. One is that

his water spicket is on the Miller's property and also the potential condition of the easement access if it is used regularly. The proposed structure for the horses will be 135 feet from the property line.

Jim Willerton asked why they want horses on the property.

Dennis Miller stated he lives there and it is less money for him to buy the land and keep them close than to house them elsewhere.

Scott Kramer asked about the library's property and zoning as at one time there were crops on the field. The board discussed different properties in the village and their land uses.

John Obery noted the Fandel property was a CRP property. This program sets aside government property to take acres highly erodible out of production.

Scott Kramer asked if planting alfalfa would create any problems.

John Obery stated it shouldn't. John estimated the proposed fence will be 150' at the nearest point to the lot line. This measurement will be needed for the ZBA meeting.

Ken Beschorner asked if they can also get a special use permit for the zoning.

Bill Streeter stated the rezoning is separate from the special use permit.

John Taylor asked there could be something added that if the property sells it would revert back to residential.

John Obery noted the remainder of the property (approximately 26 acres) will be sold. John stated there is a lot of interest in the property and the tree line to the south blocks the view of this property so the horses will be away from the remaining property.

John Taylor asked if there's any interest in the village purchasing the additional property for future residential growth.

Ann Sasso stated she would mention it to the board.

A motion was made by John Taylor to recommend to the Zoning Board of Appeals the approval regarding the rezoning of a portion of the Donald Fandel property from residential to agricultural (PIN: 08-29-200-027, 08-29-200-007, part of 08-29-200-026) subject to the zoning reverting back to residential zoning if the property is conveyed to someone other than the immediate family. The motion was seconded by Bill Waters. **Motion passed #2.**

4. Public Comments/Village Updates and Discussion

Several Village updates were discussed in regards to the development of the Veterans Park, proposed new sidewalks, and the Community Center plans. Nathan Henricks introduced himself to the members. Jim Willerton complimented the village board on being able to come up with a fix for the sidewalk along Fandel Road.

- 5. Adjournment-A motion** was made by John Taylor to adjourn the meeting at 6:56 p.m. The motion was seconded by Jim Willerton. **Motion passed #3.**
Ann Sasso, Village Clerk