

Village of Germantown Hills

Planning Commission Meeting Minutes

November 14, 2022, 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 | Y | | |
| John Taylor | Absent | - | - | - | - | | |
| Steve Rudolph | Absent | - | - | - | - | | |
| Scott Kramer (Electronic) | Present | Y | Y | Y | Y | | |
| Kyle Perry | Present | Y | Y | Y | Y | | |
| Marc Wright | Present | Y | Y | Y | Y | | |
| Paige Patel | Present | Y | Y | Y | Y | | |
| | | | | | | | |

Also in attendance:
Sten & Theresa Olsen

2. **Minutes Approval**

- a. **October 24, 2022, Minutes**-A motion was made by Kyle Perry to approve the October 24, 2022, meeting minutes. The motion was seconded by Jim Willerton. **Motion passed #1.**

3. **Discussion and recommendation to the Village Board on the modification and/or abbreviated procedure of the subdivision requirements on the plat of survey for the Vangbo Plat**

Ann Sasso noted that due to this property being subdivided previously the property would need to go through the village's subdivision process. Ann Sasso explained the process.

The Olsen's were in attendance to ask for the modification. Theresa Olsen noted these 6 acres were a part of a larger parcel and they are looking to sell 2 acres of the property. She noted they don't use the 2 acres, so they are looking to sell them.

The code requires an extraordinary hardship to approve the modification. The board discussed the requirements of the subdivision process and the requirements for a modification.

Theresa and Sten Olsen stated they have already spent \$1,500 and have been working on this for over 6 months. The land is zoned agricultural.

The Olsen's feel that due to the size of the property, the property is on the outside of the village's planning area, there's only one small area that could have a house on it due to the topography, and the time and money already spent that it shows an extraordinary hardship for the modification.

A motion was made by Jim Willerton to approve a recommendation to the Village Board on the modification and/or abbreviated procedure of the subdivision requirements on the plat of survey for the Vangbo Plat due to the size of the property, the property is on the outside of the village's planning area, there's only one small area that could have a house on it due to the topography, and the time and money already spent that it shows an extraordinary hardship for the modification. The motion was seconded by Kyle Perry. **Motion passed #2.**

This will be on the village board's December agenda for consideration as the Olsen's plan on attending.

4. Public Comments/Village Updates and Discussion

The Planning Commission discussed some community updates.

5. Adjournment-A motion was made by Jim Willerton to adjourn the meeting at 6:57 p.m. The motion was seconded by Kyle Perry. **Motion passed #3.**

Ann Sasso, Village Clerk