

Village of Germantown Hills

Planning Commission Meeting Minutes

August 5, 2024, 6:00 p.m.

1. **Call to Order/Roll Call**-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				
John Taylor	Absent	-	-				
Steve Rudolph	Present	Y	Y				
Kyle Perry	Present	Y	Y				
Marc Wright	Present	Y	Y				
Alan Getz	Present	Y	Y				

2. **Minutes Approval**

- a. **April 15, 2024, Minutes**-A motion was made by Steve Rudolph to approve the April 15, 2024, meeting minutes. The motion was seconded by Jim Willerton. Motion passed #1.

3. **Public Hearing-Nauman Preliminary Plat**

Steve Nauman was present to discuss the preliminary plat for a one lot development. The preliminary plat shows a 30' access onto Devon Drive. The Village engineer had recommended approval of the plat as presented.

Steve Nauman stated he didn't want to use the access onto Devon (which is shown on the preliminary plat) but instead wanted to use an easement he has off of Forrest Drive.

Ann stated the planning commission is to review what has been presented and recommended for approval by the Village engineer.

The Village code requires a lot to have a minimum of 30' public access onto a road. This would be a driveway access. An opportunity came up for Steve to purchase a house on lot 20 of Deer Ridge Subdivision. The lot was big enough for him to carve off a 30' public access for the new lot. Steve noted this would satisfy the Village code requirements, but his intent would be to use the existing easement off of Forrest Drive to access the property.

Several neighbors voiced their concerns that they didn't want the long driveway running behind their properties.

The planning commission had made a motion to make an exception in order to use the easement off of Forrest Drive and if this is not possible, would recommend the preliminary plat as presented in order to keep the process moving forward to the Village board.

Several residents noted they didn't want the plat as presented, to be recommended.

The planning commission agreed to reconvene to August 6, 2024, at 5:00 p.m. to continue the public hearing once it was determined if an exception could be recommended to the board.

4. Adjournment-A motion was made by Jim Willerton to adjourn the meeting at 7:03 p.m. and reconvene to August 6th at 5:00 p.m. The motion was seconded by Kyle Perry. Motion passed #2.

Ann Doubet
Village Clerk

August 6, 2024, 5:00 p.m.

1. Call to Order/Roll Call-Jim Willerton called the meeting to order at 5:10 pm and roll call was taken.

Commissioner	Roll Call	1	2	3	4	5	6
Jim Willerton - Chair	Present	Y					
John Taylor	Present	Y					
Steve Rudolph	Present	Y					
Kyle Perry	Absent	-					
Marc Wright	Absent	-					
Alan Getz	Present	Y					

The public hearing continued from August 5, 2024.

Steve Nauman will be presenting a new preliminary plat for the Planning Commission's consideration, so the meeting will be reconvened on August 19, 2024, at 5:30 p.m.

A motion was made by John Taylor to adjourn the meeting at 5:12 pm and reconvene on August 19th at 5:30 p.m. The motion was seconded by Steve Rudolph. Motion passed #1.

Ann Doubet
Village Clerk

Village of Germantown Hills

Planning Commission Meeting Minutes

August 19, 2024, 5:30 p.m.

- 1. Call to Order/Roll Call**-Jim Willerton called the meeting to order at 5:30 pm and roll call was taken.

Commissioner	Roll Call	1	2	3	4	5	6
Jim Willerton - Chair	Present	Y					
John Taylor	Present	Y					
Steve Rudolph	Absent	-					
Kyle Perry	Present	Y					
Marc Wright	Present	Y					
Alan Getz	Present	Y					
Jason Heinekamp	Present	Y					

- 2. Public Hearing-Nauman Preliminary Plat**

Steve Nauman explained the new plat that shows the easement access off of Forrest Drive for the new lot. At the last meeting there was opposition from the neighbors as they didn't want the 30' strip adjacent to their backyards.

Steve Nauman noted the hardships to grant an exception would be that he assumed the easement he had from years ago would be grandfathered but also the neighborhood opposition. Steve stated he is talking with the owner of the shared easement off of Forrest Drive, and they may end up figuring out a way for Steve to own a portion of it. One thing Steve noted that residents may not realize is that if he and Tom Seckler were to sell, without that 30' buffer in the backyard, there is potential for a house in the future to be closer to their houses if a developer ever developed that property. Steve noted he has three more kids, and he will look for ways to build on the property if his kids want to build.

Ann Doubet noted the Subdivision Ordinance has a modification to the subdivision regulations of the Village code that the planning commission can consider.

There were questions about possible annexation and the possibility of additional access off the Devon Drive cul-de-sac.

Steve Nauman explained he would need additional frontage in order to come off Devon Drive for any more than one lot. Steve noted there could be access off of

Stonegate in the future. Steve noted with the 30' driveway and the 30' setback requirement to a house, each house would have had a 60' buffer behind their homes.

Ann Doubet stated an annexation would be addressed at the board level.

Jason Heinekamp arrived at 5:49 p.m.

The public hearing was closed at 5:53 p.m.

3. Discussion and Recommendation to the Village Board on the Approval of the Nauman Preliminary Plat

This agenda item was not needed as the preliminary plat will be considered at the 6:00 p.m. planning commission meeting.

4. Discussion on the Comprehensive Plan Schedule

Ann Doubet noted there is going to be a steering committee made up of two planning commission members, two EDC committee members, two business members, and two village board members. There will be potential involvement in the process from the planning commission along with other public opportunities.

5. Adjournment-A motion was made by Alan Getz to adjourn the meeting at 5:54 p.m. The motion was seconded by Kyle Perry. Motion passed #1.

Ann Doubet
Village Clerk

August 19, 2024, 6:00 p.m.

1. Call to Order/Roll Call-Jim Willerton called the regular 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				
John Taylor	Present	Y	Y				
Steve Rudolph	Absent	-	-				
Kyle Perry	Present	Y	Y				
Marc Wright	Present	Y	Y				
Alan Getz	Present	Y	Y				
Jason Heinekamp	Present	Y	Y				

2. Discussion and Recommendation to the Village Board on the Approval of a Modification of the Subdivision Regulations of the Village Code Regarding the Nauman Preliminary Plat

A motion was made by Marc Wright to recommend to the Village Board the Approval of a Modification of the Subdivision Regulations of the Village Code Regarding the

Nauman Preliminary Plat and to approve the abbreviated procedure. The motion was seconded by Kyle Perry. Motion passed #1.

3. **Adjournment-** A motion was made by Alan Getz to adjourn the meeting at 6:07 p.m. The motion was seconded by Kyle Perry. Motion passed #2.

Ann Doubet,
Village Clerk