

Village of Germantown Hills
Comprehensive Plan Meeting Minutes
September 16, 2025, 4:30 p.m.

- 1. Call to Order/Roll Call**-Karl Figg called the meeting to order at 4:30 p.m.

Comprehensive Plan Committee	Roll Call	1	2	3	4	5
Karl Figg-Village President/Chair	Present	Y	Y			
Nathan Henricks	Present	Y	Y			
Heather Armistead	Present	Y	Y			
John Taylor	Absent	-	-			
A.J. Friedrich	Present	Y	Y			
Stephanie Chaon	Present	Y	Y			
Justin Krager	Present	Y	Y			
Katie Rohman	Present	Y	Y			
Ann Doubet	Present	Y	Y			

Also, in attendance:

Debbi La Rue, Tri-County Planning Commission
Else Hayes, Tri-County Planning Commission

2. Approval of Minutes-April 15, 2025

A motion was made by Stephanie Chaon to approve April 15, 2025, comprehensive plan committee meeting minutes as amended. The motion was seconded by Nathan Henricks. Motion passed #1.

3. Public Comments on Agenda Items-None

4. Presentation by Nic Nelson of Jacob & Klein on Economic Development Tools

Else Hayes stated even though the committee hasn't met lately there have been a lot of things they have been working on. Things have been moving along as they are working on finalizing the land use map.

Nic Nelson from Jacob & Klein was in attendance to discuss some economic development tools.

The committee introduced themselves so that Nic would have an idea of everyone's background.

Nic discussed TIF's and Business Development Districts as being the two major economic development tools a community can utilize. He explained how they work, different qualification factors and the process to implement each type of program. He noted the TIF has a property tax driver, as the business district has a sales tax driver.

The committee discussed different areas within the Village for potential development and areas that might benefit from one of these programs. The committee will explore the possibilities within the community.

Else Hayes noted the next meeting will be with a topical expert and it will need to be set up as a virtual meeting as the person is not local.

Karl Figg stated the Village had received a grant for an active transportation plan through the Tri-County Planning Commission. This will help with different aspects of the Village's comprehensive plan.

- 5. Adjournment-**A motion was made by Nathan Henricks to adjourn the meeting at 5:30 p.m. The motion was seconded by A.J. Friedrich. Motion passed #2.

Ann Doubet
Village Clerk