

**PLAN COMMISSION MINUTES
JUNE 13, 2016**

CALL TO ORDER: 6:30 pm

ROLL CALL: Chairman Dean Wolter, Commissioners Mary Ellen Gray, Bill Shadid, Peter Nilles, Tony Laszewski and Ben Goetter were present. Trustee Representative David Baum was absent and excused. Also present were Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES: *MOTION Laszewski second Gray to Approve the minutes from 5-9-16.*

MOTION carried (Shadid abstained).

Robert & Lori Snow – W148 N12301 Pleasant View Drive. The property owners of a 29.4 acre parcel are requesting approval of a 3-lot Certified Survey Map (CSM) in order to create three (3) residential parcels. Planner Retzlaff summarized the proposal. He indicated that the owners have proposed to change the 60 foot easement as shown on the CSM to a 40 foot wide easement that is consistent with the private street regulations. A revised CSM will need to be submitted showing the change. Discussion followed.

MOTION Gray second Shadid to Approve the proposed 3-lot Certified Survey Map (CSM) for the Robert and Lori Snow property on Pleasant View Drive subject to the following conditions:

- 1. All requirements and technical corrections identified in the Village Surveyor's May 24, 2016 memo shall be addressed in a revised CSM prior to Village Board approval.***
- 2. A shared driveway/access easement agreement applicable to the 40' ingress/egress easement across the interior property lines shall be prepared and submitted to the Village for review prior to review of the CSM by the Village Board. At a minimum, the agreement shall address construction of the driveway to the minimum design standards set forth in Section 18.07(d) of the Village's Subdivision Code, and, ownership and maintenance responsibilities for the easement and driveway.***

Discussion continued. Mr. Snow said his attorney is drafting the easement agreement and shared driveway maintenance agreement.

MOTION carried unanimously.

Phylmack LLC for J.W. Speaker – N120 W19434 Freistadt Road & Thomas & Joan Roskopf – Freistadt Road. Phylmack LLC, property owner and agent for the Roskopf's has submitted a 2-lot certified survey map (CSM) to detach 5.57 acres of land from the Roskopf property and attach it to the Phylmack property (J.W. Speaker) and an application to rezone the 5.57 acres from A-1: Agricultural to M-1: Limited Industrial District for possible future expansion of the J.W. Speaker manufacturing facility. Planner Retzlaff summarized the proposal.

MOTION Gray second Nilles to Approve the proposed rezoning of the 5.57 acre area from A-1: Agricultural to M-1: Limited Industrial; and

Approve the proposed 2-lot Certified Survey Map (CSM) for the Roskopf and Phylmack LLC parcels as drafted subject to the following conditions:

- 1. All technical corrections identified in the Village Surveyor's May 24, 2016 memo shall be addressed prior to recording the CSM.***

George Lehnerer, J.W. Speaker, said the technical corrections have been completed. Planner Retzlaff confirmed they had been received but have not been approved yet by the Village Surveyor. Chairman Wolter congratulated J.W. Speaker on their continued growth and continued success in the Village of Germantown.

MOTION carried unanimously.

Ravinia Communities for Hilltop Highlands & Brookside Meadows Mobile Home Parks Hilltop Drive. The owner is seeking approval of a revised site plan in order to realign/reorient six (6) existing mobile home sites within the mobile home park located on Hilltop Drive south of Freistadt Road. Planner Retzlaff summarized the proposal. Herb Wolf, Wolf & Associates, explained the change will reduce the need for contouring the lots, include a new office trailer and help dress up the entrance to the Park.

MOTION Gray second Shadid to Approve a revised site development plan for the Hilltop Highlands Mobile Home Park that realigns six (6) sites (#87 through #94) as shown on the plan maps dated May 10, 2016.

Motion carried unanimously.

Mr. Wolf introduced Joshua Barron the new operations and project manager for the park.

Compass Properties Germantown – W164 N11269-71 Squire Drive. Perspective Design, agent for Compass Property Management, property owner of a 4.6 acre parcel located in the Germantown Marketplace II Planned Development District (PDD) and existing commercial retail center located on Mequon Road, is requesting approval of an amendment to the Planned Development District (PDD) and a 2 lot Certified Survey Map (CSM) application in order to divide the property into two separate parcels. Planner Retzlaff summarized the proposal. He explained the current Germanic themed building architecture that exists today is uncertain for the future because language in the draft resolution is vague as far as where one can take the architecture and materials in the future. He said if there is a desire to ensure that the Germanic architecture remain in place, language could be added to that effect or deal with it if and when it is proposed down the road. Discussion continued regarding the contemporary architecture of Life Church and how the proposed resolution language could allow that type of architectural change for the remaining buildings in the future.

Chairman Wolter said commercial properties have always been held to the Germanic architectural theme along the Mequon Road corridor but churches have never been held to that standard. Discussion continued. Commissioner Laszewski said holding the

development to the same architecture makes sense. Commissioner Nilles said changing the language to specify Germanic architecture would not preclude a property owner from coming back some time in the future to propose something different and he would prefer to stay with the standard that has been set. Planner Retzlaff said there is no reference in the zoning code to the Germanic theme. It is concept implemented and enforced on a case by case basis with the site review process. He said if the Plan Commission wants to lock in the architecture of these three building in some way, he would suggest adding a condition to revise section #6 in the draft resolution.

MOTION Gray second Laszewski to Approve the proposed amendment to the Germantown Marketplace II Planned Development District (PDD) subject to the following conditions:

- 1. The proposed PDD amendment is a “minor” change that does not require a public hearing prior to (or concurrent with) the Village Board’s review and consideration.***

Motion to Amend Nilles to include language that would include architecture within the Germanic style within what is considered Germantown’s Germanic corridor.
Motion dies no second.

Discussion continued. Commissioner Shadid said adding the condition wouldn’t preclude someone from coming to Plan Commission and approving a different design. Peter Ogorek, Perspective Design, said they asked for the variation in architecture to keep that door open for the possibility of a different design style for a future development, without amending the PDD.

MOTION carried unanimously.

MOTION Shadid second Gray to Approve the proposed Certified Survey Map (CSM) to divide the Germantown Marketplace II property into two (2) parcels as proposed subject to the following conditions:

- 1. All technical corrections listed in the Village Surveyor’s May 24, 2016 review memo shall be reflected in a revised CSM prior to recording the CSM.***
- 2. The declaration of covenants containing the proposed cross-access, cross-parking, storm water, utility and sign easements shall be submitted to and be approved by the Village Attorney prior to recording the CSM.***

MOTION carried unanimously.

ANNOUNCEMENTS: Chairman Wolter said tomorrow is Flag Day.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant