

PLAN COMMISSION MINUTES

November 30, 2020

CALL TO ORDER: Planning Assistant Lori Johnson called the virtual WebEx meeting to order at 6:30 pm.

ROLL CALL: Chairman Dean Wolter was absent and excused. Commissioners present included Trustee Rep David Baum, Tony Laszewski, Bill Shadid, Bob Williams, Peter Nilles and Matt Kimmmler. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

MOTION Shadid second Nilles to appoint Trustee Baum as Chairman Pro Tem.

MOTION carried unanimously.

PUBLIC INPUT: None

Future Land Use Plan Discussion: Planner Retzlaff gave background information on the progress of the 2050 Land Use Plan update so far. Craig Huebner and Danya Littlefield, Graef, reviewed the Neighborhood, District and Corridor Maps including 13 different neighborhoods, 11 districts, 2 corridors and 1 environmental overlay. The NDC table describes and quantifies the map. Neighborhoods have been tentatively named and include a narrative, map and table listing of preferred future land use, density, design standards. He said the presentation is a draft for discussion purposes.

Discussion followed with the following comments:

- The Gateway Corporate Park boundary was expanded since the last meeting. With the extension of utilities, an effort to not waste the capacity of the area, discussion on expanding the TIF area boundary along with higher intensity of residential uses ensued.
- Will the current 5-acre minimum lot size boundary remain the same
- Looking for comments from Plan Commission on how the NDC will work.
- Gateway Corporate Park area discussion - different types of industrial could be allowed there. Should there be different types or size limitations. Could prepare a concept NDC for this area with scenario for different types of development. Just because the area shows industrial for future use doesn't mean it can happen - sewer and water is not available in all areas yet. The plan is a 2050 buildout. Discussion on the boundary for the Gateway Corporate park area south of Holy Hill Road and east of Goldendale and in the rural transition district. Commissioner Kimmmler was asked what type of development he wants in this area.
- Question asking why are we reaching out to Richfield to extend the sewer service area instead of extending in Germantown. The map shows possible expansion based on water flow by gravity. Its not an absolute line. Our water tower has the ability to reach out to Richfield, but the Village Board has not agreed to extend water to Richfield.
- Support for rural conservation subdivisions.
- County Line Road neighborhood west of Appleton Avenue discussion - retail is gone in this area. Discussed possible industrial uses but does Chilis want to be next to industrial. Industrial will impact the entire area affecting the existing commercial uses. Could list industrial as allowable but Plan Commission would discuss if deemed allowable. Future discussion could determine use in the future.
- Rural Preservation District - how can we transition from rural preservation to industrial.
- Should there be regulations on how to develop environmental corridors.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:18 pm

Respectfully submitted,

Lori Johnson

Planning Assistant