PLAN COMMISSION MINUTES
August 22, 2022

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 pm.

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Tony Laszewski, Peter Nilles and Josh Tarantino were present. Commissioner Shadid and Williams were absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

APPROVAL OF MINUTES:

MOTION Baum second Laszewski to Approve the minutes from August 8, 2022.
MOTION carried unanimously.

Review & discuss list of potential revisions to the draft 2050 Comprehensive Plan document prepared by staff. Director Retzlaff reviewed the handouts provided to Commission members. He explained staff went through comments that were received from the Social Pinpoint site, Public Hearings, workshops, written comments including his notes or conversations and boiled them down to a series of suggested or recommended revisions to the document. He said Table A-Minor revisions addresses internal inconsistencies, improves and updates clarity of content, data accuracy, formatting and grammar. He said Plan Commission could act on these revisions quickly and then move on to the major revisions in Table B. Chairman Wolter questioned Item #68 Page 184 regarding adding the Germantown School District to the key leadership list. Director Retzlaff said the change would create a seat at the table for a non-voting representative from the school district to be part of the discussion. The change adds the school district in each of the various chapters of the implementation plan that has a key leadership list.

MOTION Baum second Nilles to Approve Table A Minor Revisions Items #1 through #78 as Presented. ***Commissioner Nilles pulled Item #52, Chairman Wolter pulled Items #62, #63 and #64.***

Discussion followed.

MOTION carried unanimously.

Item #52: Commissioner Nilles referred to “move high housing values from weakness to strength”. He asked how that comment compares with the next generation housing comment that was brought up; if we’re saying high housing values are a strength but yet we want to implement an NGH. Director Retzlaff explained the public comment is suggesting high housing values are a strength and he can buy into the comment as a minor change as long as it doesn’t prevent us from looking at more affordable housing.

MOTION Nilles second Baum to include Item #52 as part of the list to Approve.
MOTION carried unanimously.

Item #62: Chairman Wolter commented on “supplement information to update status of developing a a 5-year strategic plan and library expansion”. He asked if there was a 5-year strategic plan now. Director Retzlaff explained a member of public commented that there wasn’t enough information about the library including that they are in the process of developing a 5-year strategic plan. He said it just mentions the information.

Item #63: Chairman Wolter said the staffing shortage comment is budgetary to him and is addressed by the budget and the Village Board and is not a planning document. Discussion continued. Director Retzlaff said it relates to Item #19 in Table B and also page 191. It adds acknowledgement of what is already being done.

Item #64: Chairman Wolter commented on including a statement to verify with the school district not having adequate facility capacity saying this seems to change yearly. Director Retzlaff said there were a number of comments saying the school district does not have facility capacity to handle any more students. This will verify that information. Discussion continued.

MOTION Wolter second Baum to include Items #62, #63 and #64 as part of Table A Minor Revisions.
MOTION carried unanimously.

Table B Major Revisions – Discussion followed after each Item.

Reject Item #1: Future Land Use Table: Terminology

Point of order Trustee Baum - It was decided to make one motion after discussing each Item number.

Reject Item #2: Future Land Use Table

Modify Item #3: Future Land Use: Isabelle Farms Neighborhood – Extend the Holy Hill Gateway District south of Holy Hill Road by pulling down the purple area to include the northern two thirds of the Kazmierczak property in the Isabelle Farms Neighborhood.

Modify Item #4: Future Land Use: Willow Creek Business Park District – 1.) Remove the commercial node, 2.) Change the boundary to remove land abutting Lannon and County Line Road from the district and create a new Lannon/County Line Neighborhood, and 3.) Restructure the Willow Creek Business Park to delete the residential components as acceptable and desirable and add industrial mixed use commercial and industrial as desirable uses.

Modify Item #5: Future Land Use: Holy Hill Gateway District - No changes to the outer boundary, except: 1.) Add the west L shaped parcel to the Woodside Neighborhood and 2.) Expand the boundary south of Holy Hill Road to include the Kazmierczak property.

Reject Item #6: Future Land Use: Holy Hill Gateway District

Reject Item #7: Future Land Use: Village Center District

Reject Item #8: Future Land Use: Freistadt District

Accept Item #9: Future Land Use: Rural Preservation District

Reject Item #10: Future Land Use: Rural Preservation District

Reject Item #11: Future Land Use: Rural Preservation District

Accept Item #12: Economic Development: Policies and Programs

Accept Item #13: Implementation Plan: Plan review and Amendment

Reject Item #14: Implementation Plan: Individual Sections

Accept Item #15: Implementation Plan: How to read Implementation Plan

Accept Item #16: Implementation Plan

Accept Item #17: Implementation Plan: Agricultural, Cultural and Natural Resources

Accept Item #18: Implementation Plan: Agricultural, Cultural and Natural Resources

Accept Item #19: Implementation Plan: Utilities and Community Facilities

Accept Item #20: Implementation Plan: Utilities and Community Facilities

Reject Item #21: Implementation Plan: Utilities and Community Facilities

Accept Item #22: Implementation Plan: Utilities and Community Facilities

Accept Item #23: Implementation Plan: Economic Development

Reject Item #24: Implementation Plan: Economic Development

Reject Item #25: Implementation Plan: Land Use

Accept Item #26: Implementation Plan: Land Use

MOTION Baum second Nilles to Accept Table B Major Revisions to Items #9, 11, 12, 13, 15, 16, 17, 18, 19, 20, 22, 23 and 26; Accept with modifications Items #3, 4 and 5; and all other Items are rejected.

MOTION carried unanimously.

Review and discuss other potential revisions to the draft 2050 Comprehensive Plan document Recommended by the Plan Commission

Table C – Plan Commission Recommended Revisions:

Item #1, page 63: Accept – Future Land Use Friedenfeld Neighborhood
Item #2, page 78: Reject the change and keep as it was proposed – Future Land Use: Meeker Hill Neighborhood.
Item #3, page 104: Accept – Future Land Use: Rural Preservation District

MOTION Baum second Nilles to Accept the revisions in Item #1 and Item #3 and Reject the Revision to Item #2.
MOTION carried unanimously.

No other revisions proposed.

Plan Commission Resolution No. 02-2022 to Adopt the Village of Germantown 2050 Comprehensive Plan.

MOTION Baum second Nilles to Approve the Plan Commission Resolution 02-2022 to Adopt the Village of Germantown 2050 Comprehensive Plan as presented.

Chairman Wolter explained the Resolution brings the 2050 Plan to the Village Board with the Plan Commission revisions and recommendations for their consideration. They can consider the Plan as proposed by staff and the consultant or take it as Plan Commission recommended with the changes to all 3 tables or make their own revisions or changes. It is their choice.

MOTION carried unanimously.

ANNOUNCEMENTS: Director Retzlaff said the Resolution to approve the 2050 Comprehensive Plan will go to the Village Board on September 19, 2022. He indicated Village Board members will receive all the changes reviewed and approved as an attachment to the Resolution along with the complete list of comments that were received.

ADJOURNMENT: There being no further business the meeting was adjourned at 9:24 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant