

PLAN COMMISSION MINUTES
February 24, 2020

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

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

PUBLIC INPUT: None

APPROVAL OF MINUTES:

MOTION Baum second Shadid to Approve the minutes from 2-10-20.

MOTION carried unanimously.

Community Development Department - Future Land Use Discussion as part of the Germantown 2050 Comprehensive Plan.

Planner Retzlaff said at the last meeting there was discussion about several of the neighborhoods, districts and corridors. Part of that discussion included how best to preserve the rural preservation district. He reviewed boundary changes he incorporated onto the neighborhood map as was discussed and said Plan Commission members need to define the future land uses in the table for these areas. He added that one large environmental corridor overlay could be created. Discussion followed.

Craig Huebner, Graef, asked what is the definition of rural, what lot size is that, and how should we guide development in the rural preservation area. Discussion followed regarding the concept of requiring conservation subdivisions to maintain open space. Other comments included tapping into bike and hiking trails to connect with other communities and to get people to the downtown area. Commissioner Williams arrived at 7:00 pm. Discussion continued regarding land owned by MMSD and how to best to classify it. Planner Retzlaff said conservation subdivisions could be defined in the code along with other parameters for dividing land including requiring a certain density and lot size. Chairman Wolter said the Village survey shows people want to retain a rural feel and allowing 5 acre lots won't do that. Commissioner Shadid asked how rural was defined on the survey and said it could be looked at differently.

Discussion continued regarding the Gateway Corporate Park district boundary lines. Comments included: did not agree with extending the boundary to Maple Road, should be smaller sized industrial, and talk to the Town about incorporating into the Village.

Discussion continued on the rural transition district and what land uses are desirable and undesirable. Mr. Huebner said it sounded like single-family is desirable but multi-family allowable. High density multi-family condos or townhouses around industrial could be a buffer.

Discussion continued regarding the triangle parcel west of 41 north of Holy Hill Road. There wasn't a huge preference for this area, residential is acceptable use, but commercial allowable.

Mr. Huebner said he would update the map to include what was discussed and asked Commissioners to complete the table.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:00 pm.

Plan Commission
February 24, 2020
Page 2

Respectfully submitted,

Lori Johnson
Planning Assistant