

**MUNICIPALITY OF GERMANTOWN PLANNING COMMISSION
MINUTES OF MEETING HELD JUNE 28, 2011**

1

The Municipality of Germantown Planning Commission met in regular session on June 28, 2011 at 7:00 p.m. in the Municipal Building Council Chambers.

MEMBERS PRESENT:

The following members were present at the Call to Order: Brent Byerly, Jeff Jones, Matt Lang, Andrew Rohrbach, and Ed Schwaberow.

MEMBERS ABSENT:

None.

ALSO PRESENT:

Also present were Anna M. Sizemore, Municipal Manager, Kelli Novak, Clerk of Council and several visitors.

APPROVAL OF MINUTES:

Mr. Rohrbach stated that the motion made by Mr. Schwaberow to table the decision for Application No. 11-02 was not included in the minutes.

Mr. Byerly moved to approve the May 25, 2011 meeting minutes as amended.

ROLL CALL: Mr. Jones, yes; Mr. Lang, yes; Mr. Rohrbach, yes; Mr. Schwaberow, yes; Mr. Byerly, yes. 5-yes, 0-no. MOTION CARRIED.

OLD BUSINESS:

The Board discussed the recommendation to Council on Application No. 11-02 for the property located at 203 North Main Street.

Mr. Schwaberow questioned if the staff had received any more comments from the public or the applicant. Mrs. Novak replied that she had not received any additional information since the Public Hearing.

Mr. Jones stated that he went out and viewed the property today. The properties in that area are single-family, two-family or multi-family. The closest commercial property he noticed was the optometrist office to the south; which is probably a block or a block and half away.

He went on by reviewing the zoning map and showing the distance of the C-2 district from the applicant's property. He also reviewed the future land use map and it shows that the applicant's property stay residential. He feels that anything other than residential would change the environment of that area. He means ascetically as well as the additional traffic.

If the zoning was changed by Council, the property could become any of the principal uses listed in the Code, not just an antique business.

**MUNICIPALITY OF GERMANTOWN PLANNING COMMISSION
MINUTES OF MEETING HELD JUNE 28, 2011**

2

His main concerns are the additional traffic and the off-street parking. The only way to have off-street parking on the property is to remove existing gardening or other improvements.

Mr. Schwaberow stated that the realtor gave wrong information to the applicant. The previous owners did sell antiques but did not invite the public to the home address.

Mr. Jones stated that once the applicants start advertising there is no way to control the amount of traffic.

Mr. Schwaberow stated that Council does have the right to override the recommendation made by the Planning Commission. He read Section 1141.05 of the Code.

Mr. Schwaberow moved to make a recommendation to Council to deny Application No. 11-02 as submitted.

ROLL CALL: Mr. Jones, yes; Mr. Lang, yes; Mr. Rohrbach, yes; Mr. Schwaberow, yes; Mr. Byerly, yes. 5-yes, 0-no. MOTION CARRIED.

NEW BUSINESS:

Mr. Schwaberow stated that there was a discussion regarding the lot sizes and building minimums at the last Council meeting. We are still trying to get in contact with Dan Boron to get a quote for the comparison.

Mr. Lang questioned if anything can be done with the dilapidated houses in the City.

Mrs. Sizemore replied the property maintenance department has a process that they must go through according to the property maintenance code. Unfortunately it does take some time with the notices/mail that has to be delivered.

ADJOURNMENT:

There being no further business to come before the Committee, Mr. Byerly moved to adjourn the meeting.

The meeting adjourned at 7:23 p.m.

Respectfully Submitted,

Kelli R. Sanders-Novak
Clerk of Council