

**Schuttrange Municipal Council  
Session of the Municipal Council of 11 March 2020**

Present:

The mayor, Jean-Paul JOST (Schëtter Bierger)  
the aldermen, Claude MARSON (LSAP) and Serge THEIN (Schëtter Bierger),  
the councillors, Gilles ALTMANN (CSV), Alie ALTMEISCH-BROEKMAN (Schëtter Bierger),  
Vic BACK (Schëtter Bierger), Serge EICHER (DP), Nora FORGIARINI (Déi Gréng), Jean-  
Pierre KAUFFMANN (DP), Liliane RIES-LEYDER (DP), Nicolas WELSCH (DP)

The town clerk, Alain DOHN

Mayor Jean-Paul JOST (Schëtter Bierger) welcomed the attending councillors, the press and the attending residents to this unscheduled third meeting in 2020, which has been convoked for the purpose of adopting two complex agenda items.

With regard to the topic of coronavirus – COVID-19 – the mayor explained in his introduction that the municipality, in close cooperation with the ministries, state administrations and the Syvicol syndicate acting as coordinator for the municipalities, is planning or implementing relevant and appropriate preparatory measures depending on the area of operation, without being able to give an overall view as yet.

The mayor then reported on the following topics/dates:

- 26/02/2020 Last meeting of the Municipal Council
- 27/02/2020 Official presentation of the Requirements Specification for the town planning competition
- 28/02/2020 Diploma presentation of the babysitting courses in Moutfort
- 29/02/2020 Day of the Tree in Flaxweiler
- 29/02/2020 Traditional bonfires to say farewell to Winter
- 01/03/2020 Presentation of the UGDA diplomas in Kehlen
- 04/03/2020 Working session on the building regulations
- 06/03/2020 Cabaret, organised by the Culture Committee
- 07/03/2020 Tree planting campaign in the Parc d'activités Syrdall
- 08/03/2020 Ladies Apéro
- 12/03/ 2020 Language Café
- 17/03/2020 Award ceremony for deserving students
- 25/03/2020 Next meeting of the Municipal Council

Alderman Claude MARSON (LSAP) added:

- Report on a meeting of the Board of Directors of the Office Régional du Tourisme (ORT [Regional Tourism Office]), Centre West, of 9 March 2020:

The report was on the current projects of the Tourism Association, the label certification for walking routes planned in cooperation with all ORTs, the promotion

of cycling/biking routes, with SIAS communities given priority in the coming months, the organising of a national cycling day on 28 June 2020 in the Syrdall region, the implementation of a summer programme in the form of free and paid Guided Summer Tours for adults and children, which, inter alia, also includes the *Schlammwiss* nature reserve in Uebersyren, the development of an application for children with grants from the Ministry of Economic Affairs on discovering the country's sights in a playful way, as well as on staffing matters. The General Meeting is scheduled to be held in Merzig, on 31 March 2020.

- Report on the *Journée des Élus* (Day of the Elected) of the Intermunicipal Syndicate on IT Management (SIGI) on 5 March 2020 in Hesperange:

The new project developed on the basis of a programming language of SIGI, was presented, which enables the municipalities to rapidly and efficiently develop and implement user-defined IT solutions that are adapted to their specific needs through modelling of working processes, in cooperation with the IT specialists from SIGI. This was followed by an entertaining presentation on digitisation and artificial intelligence by the Luxembourg science journalist, physicist and television presenter Ranga Yogeshwa.

The agenda items were then dealt with as follows:

## **1 Urbanism**

### **1.1 Approval of the Requirements Specification of the town planning competition for redevelopment of the centre of Schuttrange**

Mayor Jean-Paul JOST (Schëtter Bierger) summed up the long history of the project and the preparatory work that has been done, inter alia by a working group set up by the Municipal Council specifically for redeveloping the village centre in Schuttrange, by working on the PAG (General Development Plan) constellation in collaboration with Drees & Sommer since mid-2019 on the invitation to tender for an town planning competition (including two workshops to involve the citizens with their expectations, fears and priorities), by public presentation of the Requirements Specification to the citizens, through working meetings with the Municipal Council, all of which were incorporated into the Requirements Specification, including the comments of the OAI (Ordre des Architectes et des Ingénieurs-Conseils [Order of Architects and Consulting Engineers]). Mr Agostini and Mr Zanter from Drees & Sommer Luxembourg SARL presented the Requirements Specification by means of the presentation already used at the public presentation in the Municipality of Schuttrange. The objective of this competition of ideas is an overall town development concept for creating an attractive and lively village centre with an appealing design, high-quality public spaces and demand-oriented combined uses based on existing and new features with attractive transport connections. Additionally, a town planning solution should be found for constructing a new multifunctional cultural centre that will take into account of the growth of the municipality. The procedure of the competition in two stages begins with the prescribed public invitation to town planners and architects throughout Europe to submit anonymous initial design ideas, from which the appointed jury will select up to three participants by the end of October 2020, whose results will be presented

to the Municipal Council and the citizens for comment, before, during a second stage until July 2021, the best town development designs for the planning area will be selected in a remunerated consultancy activity, with loss of anonymity. The comprehensive Requirements Specification consists of the chapters describing the planning area measuring approximately 3.2 ha (with focus, inter alia, on the description of town structure, traffic and mobility, including taking stock of parking spaces, the environment and open spaces), competition tasks and planning specifications, competition procedures, including make-up of the jury and evaluation criteria. As resolved in the Municipal Council session of 27 November 2019, the jury is made up of 13 persons as follows: the mayor, a representative of each of the parties on the Municipal Council, one party-independent representative of the Advisory Committee for Construction and of the involved ministries (Housing Construction, Environment, Home Affairs) and authorities (Roads Construction Administration, Water Management Office), as well as of the OAI Chamber of Architects and the Zimplan Town Planning Office. One representative each of OAI and Zimplan have been appointed as substitutes. The findings of the workshops held with citizens are also extensively documented. The following of the resulting extensive planning specifications and/or guidelines have been implemented: church, municipal administration building, cemetery, boy scouts, youth centre, social housing, installation rooms for clubs and associations, medical centre, village square, facilities for the supply of daily needs, shading, human scale, mixed use (intergenerational living together, weekly market, festivals and concerts, public viewing, ...), visual relationships, noise protection, showcase.

The multifunctional cultural community centre was controversially discussed between supporters, who see it as an opportunity for such an architectural enhancement of the village centre or as a meeting place for all age groups of the population, and opponents, who have concerns about possible noise pollution and higher traffic volumes and suggest optimising existing areas rather than going for new construction or moving it out of the village centre respectively operating it jointly with other municipalities. In a political decision of the Council of Aldermen it was stated that a multifunctional and expandable cultural centre, limited to 300 seats, should be integrated into the first stage of the competition. More opportunities than risks are perceived in respect of "Mobility and Traffic". As far as the parking concept is concerned, it was suggested, inter alia, to provide an adequate number of parking spaces and electric charging stations, to avoid large visible parking areas, to introduce car-free/reduced-traffic areas or shared space, to promote bicycle and shuttle bus connections and to allow access for people with impaired mobility (see the Requirements Specification for more details).

With thanks to the representatives of Drees & Sommer, the mayor, Jean-Paul JOST (Schëtter Bierger), pointed out that in the final version of the Requirements Specification at hand, the views of all parties involved have been taken into account. In contrast to conventional functional specifications with binding implementation targets, this is a compendium with direction-setting specifications that can be adapted as necessary. During the subsequent

discussion, councillor Serge EICHER (DP) recalled that the project of 2014 for redesigning the village centre was launched under the previous coalition with participation of the DP and that the DP Group's initiative of May 2019 inspired the public participation that then took place, so that the project does essentially have the basic approval of the DP Group. Accordingly, all points in the Requirements Specification could be supported, with the exception of the cultural centre, which the DP Group considers to be a separate project. The reason for this is the absence of a detailed analysis of the existing situation respectively the failure to update the previous analysis (of 2015) against the background that the needs of a growing population will continue to change in the further 5-10 years until the design concept resulting from the competition will be implemented. An example of this the rehearsal room of Harmony was mentioned, where the planned capacity is lower than the existing capacity. A further analysis is therefore suggested in respect of which functions a cultural centre can fulfil in the village centre and which, for larger events, should be outsourced to another location, possibly together with another municipality. As a result, DP Group will abstain when voting on the "Cultural Centre". Mayor Jean-Paul JOST (Schëtter Bierger) responded by saying that work on elaborating these Requirements Specifications had been going on for years and that all Groups represented in the Municipal Council had worked together and that one ought not now try to attribute greater merits to one or the other. In determining the needs of the cultural centre, a survey was conducted amongst the clubs and associations and their wishes have been taken into account. Recently, the clubs and associations have also confirmed the sizes of the areas that they require and expansion possibilities must also be identified in the Requirements Specification. The mayor asks everyone to have the courage to wait for the result of the competition and is convinced that it should be seen as an opportunity and that excellent solutions will emerge here, which perhaps no one is thinking about at the moment.

- > The Requirements Specification was approved by the majority, with DP Group abstaining.

### **1.2 Adoption of the municipal regulation on buildings, public roads and land**

Mayor Jean-Paul JOST (Schëtter Bierger) pointed out that following the recent approval by the Ministry of the Interior of the general zoning plan (PAG) adopted in 2019, further town planning specifications will be established with minor modifications, in parallel with the PAP (PAP "Plan d'Aménagement Particulier" [Special Development Plan]) "*Quartier existant*" (PAP QE), with the update of the building regulations (Règlement sur les bâtisses, les voies publiques et les sites [Regulation on buildings, public roads and land]), which is currently being adopted. The objective is for all regulations to come into force at the same time. After the planned adoption at today's meeting, the building regulations will be forwarded to the Ministry of the Interior for a decision within 30 days (by about mid-April). Mrs Magali Thelen and Mr Henning Nieboer of Town Planning Bureau Zimplan S. à r. l. presented the modified building regulations. The preparatory work for the revision has been going on for some time, among other things with the Technical Service, with which problems

occurring in practice have been analysed and suggestions for improvement have been developed, as well as with the Legal Service, with the Building Committee involved since 17 January 2020 respectively in working meetings of the Building Committee with the Municipal Council on 6 February 2020 or of the Municipal Council on 4 March 2020. The version at hand was prepared after analysis of the old building regulations of the municipality by using a non-binding standard model prepared by the Ministry in conjunction with the OAI, thereby taking into account specific issues that have arisen over time. Such updates concern, inter alia, accessibility for persons with impaired mobility, energy passes, opinions of the fire brigade, waste separation, environmentally friendly mobility. The purpose of the building regulations is to ensure the solidity, safety, hygiene, durability and comfort of public and private constructions for the domestic area, meaning the districts built in connection with them. The building regulations are divided into chapters such as General Regulations, Public Space, Private Space, Impaired Mobility, Construction Sites and Building Permit Procedures, supplemented in the appendix by a list of definitions of technical terms used and by standard forms, for example for applying for a building permit or special uses provided for in the rules of the road. Adjustments to the building regulations and changes in relation to the standard model for the public space sector affect, inter alia, property entrances and exits of residences in the village centre, which were usually planned without open spaces between the buildings, but where in future access to underground parking garages must be integrated in the building without having to bother the neighbour. Furthermore, ghetto situations as a result of fencing or erecting walls at the front of a building must be avoided, but the area towards the street should be of a more open and lively design. The conditions for advertising boards in the town centre will promulgated more strictly. In the private space, a harmonious building structure should be ensured by a reasonable, adapted design of the site. To support environmentally friendly mobility, bicycle parking spaces must be provided. In order to meet the needs of the residents and not only those of the promoters, studios should have a basement of at least 4 m<sup>2</sup>, which may not be sold at the square metre price of housing. Additionally, a laundry drying room must be provided automatically for apartment buildings, and a common room for residences of 12 flats or more. The chapter on persons with impaired mobility has been adopted without changing the standard model drawn up by experts. With regard to construction sites, the Municipal Council has made it a priority to stipulate that waste must be separated and disposed of in an environmentally compatible manner, wherever possible. Necessary regulations have been added to the procedures, such as new division of plots of land, connection to the municipal road, energy performance certificates or limitation of the period of validity of building permits. Following the last working session of the Municipal Council, more changes were incorporated into the building regulations, such as a restriction on artificial materials like stones, geotextiles and foil in the garden to a maximum of 10 % of the garden area, the use of indigenous plant species respectively prevention of purely artificial gardens, as well as the textual amendment to Article 32 on private parking spaces respectively that at least 75 % of unroofed private outdoor parking spaces must be sealed.

As summed up by mayor Jean-Paul JOST (Schëtter Bierger), the final version at hand is the result of consultation with the many involved stakeholders. Against a background of increasingly expensive and complicated construction, it meets the municipality's goal of sustainable though not too rapid growth. If necessary, the building regulations can be adapted at any time by decision of the Municipal Council. Councillor Nicolas WELSCH (DP) welcomed the urgently awaited new building regulations and commented in detail on the regulation for garage entrances, on the term "residential zone" sometimes used in the plural and sometimes in the singular, which must be checked again, as well as on the interpretation of the terms "indigenous plants" and the definition of soil testing in Article 45. In respect of parking facilities, councillor Jean-Pierre KAUFFMANN (DP) suggested to extend the term "light two-wheelers" in Article 38 to all motorcycles and to switch off illuminated advertising only after 1:00 hours, as well as to be more specific on the alarm function provided for in Article 88. Councillor Nora FORGIARINI (Déi Gréng) suggested deleting the phrase "wherever possible" in Article 96 on waste sorting. Councillor Serge EICHER (DP) noted that the stipulations of the building regulations interfere quite a lot with the freedom of owners as private individuals. To the extent that burdensome regulations are imposed on private individuals, one could expect the public service to first make the necessary efforts itself. For example, adequate bicycle parking spaces in public areas are required. Finally, mayor Jean-Paul JOST (Schëtter Bierger) thanked the representatives of Zilimplan, the Municipal Services, the Building Committee and the Council of Aldermen for their commitment in drawing up the new building regulations.

- > The municipal regulations on buildings, public roads and land were approved unanimously.