

PLAN COMMISSION MINUTES
March 28, 2017
CITY OF BERLIN
BERLIN, WISCONSIN

The March 28, 2017 Plan Commission meeting was called to order at 6:03 p.m. by Mayor Schramer. Roll call present were: Charlie Beard, Dave Secora, Bobbie Erdmann, Justin Lindahl, Mary Kubiak and Ed Marks.
Also present were Lindsey Kemnitz and Attorney Chier.

There was no public participation.

First item on the agenda was approval of the February 28, 2017 Plan Commission minutes. Erdmann moved to approve the February 28, 2016 Plan Commission minutes. Beard seconded the motion, which carried by voice vote.

The public hearing was opened for Saving Grace Salvage Company requested for a conditional use permit to use parking lots for events.

Brad and Nicole Roost spoke on behalf of Saving Grace Salvage Company. Saving Grace Salvage Company would like to host something similar to a flea market in the parking lot across the street. Brad and Nicole Roost mentioned that the special vendor events would draw outside people to the community and benefit other businesses in Berlin. Saving Grace Salvage Company would have about 3 events per year, but does not want to limit it. As, they may also want to host a community picnic or movie night in the front lawn.

Dan Hoppa had a concern about where the customers would park if they parking lot was used for special event.

No one else spoke for or against the conditional use permit.

The Mayor closed the public hearing and asked if any board members had any questions or comments. Lindahl has a concern that parking lot was not supposed to be used in prior approval. The company hosted an event in the parking lot without prior approval.

The owners of Saving Grace Salvage Company thought the approval included the use of parking lot for such events, just could not store items permanently in the parking lot. Prior to the event occurring, the property was cleaned up and saw the event to promote the community and bring people to Berlin.

Lindahl commented that bringing people to Berlin is a positive thing for the community, but does not want a negative impact on the area.

Beard asked if any neighbors complained about the event. The owner stated they spoke with neighbors prior to the event and did not have any issues.

Lindahl saw a concern for not limiting the amount of events, could it turn into a weekly event? Lindahl would like to limit the number of events on the property.

The Mayor asked what the normal hours of operation are for Saving Grace Company. The owners stated May through October and only Friday and Saturday's.

Kubiak asked when the events would take place. The owner stated during normal business hours and usually Saturday only.

Erdmann asked if they are looking to host more than three events per calendar year. The owner stated they might in the future, but currently three would be the max for 2017. Erdmann mentioned limiting it to three events per year, so you are not over taxing the clientele. Erdmann corrected herself and stated three events while open during season.

The owner's mentioned having a St. Joseph's community picnic as an event. Erdmann mentioned many of them do not exist anymore.

Kubiak mentioned having three events, but Plan Commission or Common Council could review for additional events.

The Mayor requested that a condition on approval is the event could not be set up before Friday and removed by end of day Sunday.

Erdmann made a motion to approve a conditional use permit for Saving Grace Salvage Company with the conditionals as follows: for three events per calendar year and allows for storage and display in the parking lot. Cannot set up before Friday and remove end of day Sunday. Any further events need approval by plan commission without a public hearing. No activities are allowed including setup and take down before 7am and after 9pm.

Marks seconded the motion for the conditional use permit for Saving Grace Salvage Company, which carried by voice vote.

No old or new business was discussed.

Mayor Schramer noted that the next meeting date will be March 25, 2017 at 6:00 p.m.

Secora moved to adjourn at 6:45 p.m. Kubiak seconded the motion, which carried by voice vote.

Lindsey Kemnitz, Community Development Director