

**PLAN COMMISSION MINUTES
AUGUST 29, 2017
CITY OF BERLIN
BERLIN, WISCONSIN**

The August 29, 2017 Plan Commission meeting was called to order at 6:01 p.m. by Mayor Schramer. Roll call present were: Mayor Schramer, Bobbie Erdmann, Dave Secora, Mary Kubiak, Charlie Beard, Justin Lindahl and Ed Marks. Also present were Lindsey Kemnitz and Attorney Chier.

There was one public participation from Pat Bartol from 115 N. State Street that will be addressed during the comprehensive plan.

First item on the agenda was approval of the July 25th, 2017 Plan Commission minutes. Erdmann moved to approve the July 25th, 2017 Plan Commission minutes. Kubiak seconded the motion, which carried by voice vote.

Next item was the public hearing for comprehensive plan update. Mayor Schramer opened the public hearing at 6:04pm. The Mayor asked for anyone to speak in favor of the proposal. Dan Hoppa requested to see a map of the proposal. Mayor stated the only proposed area was the old Juliette Manor site. Pat Bartol from 115 N. State Street is directly adjacent to the old Juliette Manor Site and is wishing to amend the future land use map to commercial. Currently her property is zoned residential and the future land use map is residential as well. Pat stated if she would try and sell her property in the future, it would be very difficult to sell her property as residential and she could see it being used for an insurance office, daycare, or another type of office. Pat's recommendation is to extend the downtown commercial area from Washington Street to State Street.

The Mayor called to speak for the proposal three times.

The Mayor called to speak against three times. The public hearing was closed at 6:08pm.

The Mayor opened the discussion for the Plan Commission. Beard asked if this amendment could be used for anywhere throughout the City for the future land use map. Kemnitz stated yes and I want the Commission to look throughout the City as it has not been reviewed since 2011. Beard mentioned to postpone the decision until next month's meeting so the board can review the map.

Erdmann made a motion to postpone the decision until next month's Plan Commission meeting, seconded by Kubiak and carried by a voice vote.

Beard asked if we should just review the Juliette Manor Site and Kemnitz stated no, she wants them to review the whole City.

Next item on the agenda was to review the site plan for the bathroom facilities at the baseball diamonds on E. Noyes Street. Josh Youngbauer is representing the Berlin School District as he is the Building Grounds Director.

Beard asked why an outside facet was added to the restrooms. Youngbauer stated to fill water buckets or watering of the field.

Beard asked what type of lighting was going to be on the outside of the building. Youngbauer stated an LED light that is facing a downward direction.

Bobbie mentioned that maybe a hot water heater is not needed or a smaller tankless one.

The Mayor asked how the pipes will be winterized if not heat is in the bathroom, Youngbauer stated they flush the pipes to the curb boxes for the utilities similar to the soccer field bathrooms.

Secora asked what about ventilation for the restrooms and Attorney Chier stated that is more a building code concern and the building inspector will handle that prior to issuing the permit.

Bobbie made a motion to approve the site plan for the bathroom facilities at the baseball diamonds on E. Noyes Street. Seconded by Beard and carried by a voice vote.

Under old business Kemnitz stated that next month the public hearing will help for the rezone of the old Juliette Manor Site.

There was no new business.

Secora moved to adjourn at 6:23 p.m. Kubiak seconded the motion, which carried by voice vote.

Lindsey Kemnitz, Community Development Director