

**PLAN COMMISSION MINUTES
OCTOBER 31, 2017
CITY OF BERLIN
BERLIN, WISCONSIN**

The October 31, 2017 Plan Commission meeting was called to order at 6:00 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.

First item on the agenda was approval of the September 26th, 2017 Plan Commission minutes. Secora moved to approve the August 29th, 2017 Plan Commission minutes with the corrections from the Commission. Kubiak seconded the motion, which carried by voice vote.

Next item on the agenda was the comprehensive plan for 158 S. Hunter Street. Kemnitz stated that this is similar to what we just went through at the previous Juliette Manor site. Mr. Wick has an interested party to purchase part of the lot at 158 S. Hunter Street, but cannot split into less than 5 acres as the current zoning is A-1. Mr. Wick is requesting to have the property rezoned to B-2. The future land use map identifies this area as residential in the future, so the future land use map needs to be amended before the rezone can take place.

Mayor Schramer asked if his other property will be large enough to stay within A-1 zoning. Kemnitz stated that they are two separate parcels and that there are enough acres.

Erdmann made a motion to schedule the public hearings for the comprehensive plan and rezone for 158 S. Hunter Street for the November Plan Commission Meeting. Secora seconded the motion, which was carried by voice vote.

The last item on the agenda was handing out the proposed sign code. Kemnitz stated she handed out the code at the meeting and wants the Commission to review it for November's meeting. Attorney Chier stated that the reason for the update is a new Court Case ruled that sign codes cannot regulate the content of the sign. For example yard signs are allowed in residential districts, but we cannot regulate what the sign says. We can regulate the number of signs, size of signs, and length of display, but not what is on the sign.

Erdmann asked what is considered a monument sign and Kemnitz said Attorney Chier's sign would be considered a monument sign, typically lower to the ground. Kemnitz stated she will provide some graphics for everyone for the different types of signs.

Secora asked Attorney Chier if it was a state or federal case and Chier stated it was a federal.

There was no new or old business.

Kubiak moved to adjourn at 6:24 p.m. Marks seconded the motion, which carried by voice vote.

Lindsey Kemnitz, Community Development Director