

CITY OF BERLIN PLAN COMMISSION MINUTES
June 26, 2018
CITY OF BERLIN
BERLIN, WISCONSIN

The June 26, 2018 City Plan Commission meeting was called to order at 6:00 p.m. by Mayor Schramer. Roll call present were: Mayor Schramer, Bobbie Erdmann, Charlie Beard, Ed Marks, Justin Lindahl, and Dave Secora. Also present were Lindsey Kemnitz and Attorney Chier.

First item on the agenda was approval of the May 29th, 2018 Plan Commission minutes. Marks moved to approve the May 29th, 2018 Plan Commission minutes with correction of adding him to the present list for the meeting. Secora seconded the motion, which was carried by a voice vote.

Second item on the agenda was the request of a conditional use permit for 327 SW Franklin Street for a 6 foot fence in the front yard setbacks. Attorney Chier updated the Plan Commission that there has been a law change for CUP due to a case last year. Normally CUP would allow the Plan Commission to require special requirements for the CUP, but now the Plan Commission cannot put additional requirements at the meeting. The Plan Commission has to review the application to verify that there is substantial evidence that the applicant meets the CUP requirements. If the applicant meets the CUP requirements, the Plan Commission must approve the CUP. The City has the ability to put set requirements in the zoning code for specific CUP's. Attorney Chier and staff will be working on drafting requirements for each CUP. Secora asked what will happen to the properties that have already approved with special requirements for CUP. Attorney Chier stated the properties can continue current uses, as legal nonconforming. Marks asked if we need to follow the new law for this applicant and Attorney Chier said yes.

Beard made a motion to schedule the public hearing for 327 SW Franklin Street for the August meeting. Marks 2nd the motion, which was carried by a voice vote.

The last item on the agenda was the public hearing for the Comprehensive Plan update. The Mayor opened the public hearing at 6:14pm. Kemnitz gave an overview on the proposed changes to the Comprehensive Plan. The future land use map includes the changes that have been previously approved by the Plan Commission and Council. The current land use map had a couple of properties updated as the uses have changed over the years. The zoning map is only for the City of Berlin and does not include the ETZA on the map. Within the text portion of the Comprehensive Plan, the "ETZA" language has been removed and the County Zoning and Planning Committee have been added. The "BID" language has also been removed from the Comprehensive Plan. The last change was the time periods have all been changed to ongoing rather than specific time period. The Mayor asked for any questions. Tony Daley from the Berlin Journal asked if the Town's would automatically adopt the County Zoning. Kemnitz said there is a process behind the Town's adopting the County Zoning. She said working with the two Counties; they are working on that transition to occur. The Mayor asked three times for anyone to speak for and three time for anyone to speak against it. The public hearing was closed at 6:22pm. The discussion then was opened up to the Commission. Marks made a motion to approve the amendment to the Comprehensive Plan and resolution with the change of the future land use map to the previous Juliette Manor site to be changed to mixed use. The motion was seconded by Beard and carried by a voice vote.

There was no new or old business.

Marks moved to adjourn at 6:32 p.m. Secora seconded the motion, which carried by voice vote.

Lindsey Kemnitz, Community Development Director