

Kubiak had concerns that we are not following the concerns from the neighbors. Attorney Chier stated that the site plan will come before Plan Commission and that is when the neighbors can suggest ideas.

The Mayor suggested including Pat's property for the change in the future land use map. Ed Marks stated he did not feel commercial should be across from a park. The Mayor then restated to have the NW corner and previous Juliette Manor site to be included in the changes for the future land use map.

Erdmann asked if the map was changed, could ThedaCare try and sell the property for residential, Kemnitz stated it could still be used for residential.

Kubiak stated she would be in favor, if the Commission would keep reviewing the rest of the City.

Erdmann accepted the resolution including 1-6 and northwest corner on the Juliette Manor block and the previous Juliette Manor Site. A voice vote was taken and there were 4 ayes and 2 nays, the vote was carried.

Next item on the agenda was the public hearing for the rezone for parcels 206-00321-0000, 206-00320-0000, 206-00315-0000, 206-00314-0000, 206-00326-0000, 206-00325-0000, and 206-00323-0000. The Mayor opened the public hearing at 6:36pm.

Jeff Mathis of 110 Spring Street asked the Commission if the City has considered extending Oak Street. He also asked if this rezone was for a specific project?

Richard Gubitza of 181 Park Avenue wanted clarification what uses is being considered? Why would we extend the commercial zoning when there are many vacant buildings within the downtown?

The Mayor called to speak for the rezone three times.

The Mayor called to speak against three times. The public hearing was closed at 6:43pm.

The Mayor opened the discussion for the Plan Commission. Beard said he has a concern of a hotel. Redgranite hotel sits less than half way full most of the time. The space is very underutilized.

The Mayor stated that if a hotel does not go in, something commercial will.

Beard knew the individual that use to own a hotel in Berlin and it was never above 50% occupancy. The City has not changed much since then. He doesn't believe if we build it, they will come.

The Mayor stated that no hotel will come without a hotel study.

Beard said he did 5 hours of independent survey and no one had any hope for the hotel. Talked to over 150 people and no one were positive.