

AGENDA
CITY OF BERLIN PLAN COMMISSION
TUESDAY, APRIL 30TH, 2019 6:00 P.M.
CITY HALL COUNCIL CHAMBERS
CITY OF BERLIN, WI

- 1) Call meeting to order - Roll Call
- 2) Public Participation
- 3) Approval of Minutes –Plan Commission Meeting March 19th, 2019
- 4) Discuss Amending Future Land Use for the parcels in rezone request below and to the east.
Recommendation: Discuss and recommend the amendments and resolution to Common Council
- 5) Public Hearing for rezone request from Dan Hertzberg at 425 and 436 E. Huron Street.
Recommendation: Discuss rezone request and recommend to Common Council for approval.
- 6) Old Business
- 7) New Business
- 8) Next meeting date –May 28th, 2019
- 9) Adjourn

In adherence to the City of Berlin Public Meeting Participation Policy, public participation will be allowed under each agenda item at the discretion of the presiding officer. Attendees must register their intention to participate on either a general comments section or a specific agenda item prior to the meeting by filling out a Registration Card, which can be obtained from the Internet, City Clerk's office or in the City Hall Council Chambers at the podium. Registration Cards should be turned in prior to the meeting to either the presiding officer or City Clerk.

PLEASE CONTACT LINDSEY IF YOU CANNOT ATTEND - (920) 361-5156

CITY OF BERLIN PLAN COMMISSION MINUTES
March 19th, 2019
CITY OF BERLIN
BERLIN, WISCONSIN

The March 19th, 2019 City Plan Commission meeting was called to order at 6:00 p.m. by Mayor Schramer. Roll call present were: Mayor Schramer, Ed Marks, Mary Kubiak, Bobbie Erdmann, Charlie Beard and Dave Secora. Also present were Lindsey Kemnitz and Attorney Chier.

First item on the agenda was approval of the January 21st, 2019 Plan Commission minutes. Erdmann moved to approve the January 21st, 2019 Plan Commission minutes with the note that the February meeting was cancelled due to weather. Secora seconded the motion, which was carried by a voice vote.

The first discussion item was the agenda was the public hearing for conditional use permit request for 192 E. Huron Street for adaptive reuse of church. Mayor Schramer opened the public hearing at 6:03pm. Kubiak is representing Jerry Plockelman the owner of the property. Kubiak added that this is the same information that was presented last month but added the amount of sales and events at the property. It was 36 days of sales per year and 20 days of public events per year.

Mayor asking three times for anyone speak for and three times for anyone to speak against. No one spoke. Mayor Schramer then opened the discussion for the board. Secora asking if the events might be three consecutive days, Kubiak said it could be a Friday, Saturday, and Sunday. Secora then made a remark that it would be about 56 days in a year that the property would be used, it would be similar to the church use in the past. Erdmann made a recommendation to Council to approve the conditional use permit for the adaptive reuse of the church at 192 E. Huron Street for the requested proposal. Beard seconded the motion and it was carried by a voice vote with Kubiak abstaining from the vote.

Mayor Schramer opened the discussion for the Plan Commission. Attorney Chier started the discussion, he mentioned that he spoke with Kemnitz about the potential use variance and Attorney Chier stated it would not pass the three part test. Also currently we do not allow businesses as a CUP in our residential district.

Next on the agenda was discussion of the official street map. Erdmann started the discussion with mentioning Hillside Drive as there are for vacant lots on the remainder of the street. Erdmann then asked who the property would go to if a street would be vacated. Attorney Chier said it depends on the history, sometimes it would be split between the adjacent property owners.

Secora mentioned that S. Brooklyn Street will go into his property and that there is a large shed located there. Attorney Chier mentioned that they identified an area on the map, but does not have to go in that exact location. The Mayor brought up how Van Horn Road is not on the map and how Hallman Street became a street as it had similar history. City Attorney advised staff to have a title search completed to determine if the property was ever dedicated to the City for a street.

The Commission moved onto the buffer ordinances. Kemnitz mentioned she did some research as requested at last month's meeting. Erdmann mentioned she did not feel it was needed as it would hinder commercial development and we have multiple properties that have residential and commercial adjacent to each other. Erdmann mentioned putting conditions on the site plans. Attorney Chier stated that it is no longer allowed for them to put conditions on site plans as well. Beard made a motion to not have an ordinance regarding buffers. Erdmann 2nd the motion and it was carried by a voice vote.

The last item on the agenda was to review the conditional use ordinance. The commission finished reviewing the ordinance. Attorney Chier will bring the ordinance back with the recommended changes from the Commission.

The Commission did not discuss the accessory structure ordinance.

There was no new or old business.

Beard moved to adjourn at 7:55 p.m. Secora seconded the motion, which carried by voice vote.

Lindsey Kemnitz, Community Development Director

DATE: April 25, 2019

TO: Plan Commission

FROM: Lindsey Kemnitz

RE: Future Land Use Map Discussion and Public Hearing for Rezone request for 206-01178-0200 (425 E. Huron) and 206-01178-0100 (435 E. Huron)

BACKGROUND:

In January the PC had the public hearing for the rezone request. At that time, the PC requested staff to provide a buffer ordinance to review. At the February meeting, the PC did not feel it was needed to have a buffer ordinance. This month the rezone request is in front of the PC for further discussion.

RECOMMENDATION: Discuss and recommend future land use map amendment to Common Council. Discuss and recommend the rezone for 206-01178-0200 and 206-01178-0100 from R-2 to B-2 to Common Council



**City of Berlin
Future Land Use
2018**

-  County Line
-  Berlin Municipal Boundary
- Current Land Use**
-  Water
-  Agricultural / Vacant
-  Commercial
-  Industrial
-  Mixed Use
-  Public-Govt-Parks
-  Residential
- Future Land Use**
-  Future Commercial
-  Future Conservancy Area
-  Future Industrial
-  Future Public-Govt-Parks
-  Future Residential