**CITY OF BERLIN PLAN COMMISSION MINUTES**

**SEPTEMBER 24TH, 2019**

**CITY OF BERLIN**

**BERLIN, WISCONSIN**

The September 24th, 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, Dave Secora Justin Lindahl and Charlie Beard. Also present was Lindsey Kemnitz.

First item on the agenda was approval of the August 27th, 2019 Plan Commission minutes. Secora moved to approve the August 27th, 2019 Plan Commission minutes as presented. Erdmann seconded the motion, which was carried by a voice vote.

The first item on the agenda was site plan amendment for McDonalds at 295 Broadway Street. Kemnitz provided an overview for the site plan. Due to a second drive thru lane being added, parking stalls are being removed on the east side of the property. The owner Jack King was present and explained that 75% of the business utilizes the drive thru. Majority of the other McDonalds have two lanes for ordering and then consolidate into one lane for paying and picking up food. Marks asked if the second lane is going to help as they funnel back into one lane again. Mr. King stated it will as some people don’t know what they want to order and that holds up the line sometimes. Erdmann made a motion to approve the site plan with Kunkel Engineering’s recommendations. Marks seconded the motion which was carried by a voice vote.

Second item on the agenda was review and discuss proposed swimming pool ordinance. Secora made a suggestion on the proposed ordinance that section 82-568 (f) (3)…subsection 82-568(f)(2), may be omitted the swimming pool…. “if” should be added between omitted and the similar to the previous to section (2). Kubiak made a motion to schedule the public hearing for the October Plan Commission meeting with the correction by Secora. Secora seconded the motion, which was carried by a voice vote.

Next item on the agenda was review and discuss River Frontage setback and Shoreland zoning ordinance. Erdmann mention section 82-1046(3)(b)(2)(e) states a boathouse cannot exceed one story with sidewalls not exceeding 10 feet in height but then section 82-1046(4) references nonconforming structures and that has a height limitation of 35 feet above grade. There is an old boat house behind Eskimo comfort that has sidewalls greater than 10 feet and she is concerned would they be exempt or not. As Attorney Chier was not present, Erdmann asked to bring the ordinance back next month to discuss.

The last item on the agenda was discussion on allowable locations for daycare facilities. Kemnitz stated that the applicant from last month withdrew her application due to the parking requirements. Attorney Chier and Kemnitz discussed allowing daycare facilities in residential districts as a conditional use with set requirements. Some of those conditions were provided in the background. Kemnitz asked the Commission if this was something they would consider and if so will do more research. Mayor Schramer suggested looking at surrounding communities ordinances. Kubiak mentioned the shortage of daycare in the area and they would offer more opportunities in the community. Secora mentioned that we are allowing them within the industrial park so we should consider the residential districts.

There was no old or new business.

Marks moved to adjourn at 6:35 p.m. Beard seconded the motion, which carried by voice vote.

 *Lindsey Kemnitz, Community Development Director*