AGENDA
CITY OF BERLIN
PLAN COMMISSION MEETING
OCTOBER 27th, 2026, 6 PM
CITY HALL COUNCIL CHAMBERS
MEETING IS OPEN TO THE PUBLIC AND IS HANDICAPPED ACCESSIBLE
CITY MEETINGS CAN BE WATCHED LIVE OR RECORDED
ON THE CITY OF BERLIN YOUTUBE PAGE @CITYOFBERLIN5623

1) Call to Order & Opening Remarks
2) Roll Call
3) Public Comment Period – The public will have the opportunity to address the Commission on any relevant matter. Speakers will be limited to 3 minutes.
4) Approval of Minutes – September 22, 2026, Plan Commission Meeting
5) Open Public Hearing for Accessory Dwelling Unit (ADU) Text Amendment
6) Open Public Hearing - ADU Text Amendment – The Commission will conduct an open public hearing regarding the proposed Text Amendment to revise zoning regulations pertaining to Accessory Dwelling Units including Sections 82-4, 82-533, 82-544 and 82-558.
7) Deliberation - ADU Text Amendment – The Commission will formally deliberate and provide a recommendation regarding the proposed Text Amendment to revise zoning regulations pertaining to Accessory Dwelling Units. The recommendation is for the Common Council to adopt the Ordinance to Repeal and Recreate Sections of Chapter 82 of the City of Berlin Zoning Code related to Accessory Dwelling Units and Zoning Districts to Sections 82-4, 82-533, 82-544 and 82-558..
8) Fence Ordinance Amendment – Staff Recommendations – Discussion regarding recommended changes to the Fence Ordinance (Section 82-567). Specifically, Staff recommends (1) requiring surveys for all boundary fences and (2) establishing a minor structure exception permitting gardens, animal enclosures, and other seasonal/temporary fences. Recommendation: Request the City Attorney to draft an amendment to the ordinance to consider these changes.
9) L&L Propane – North Business Park Development Update – Staff will provide a brief update on L&L Propane’s continued interest in developing within the North Business Park.

10) Zoning Administrator Services – Foth Environmental Inc. Transition – Discussion regarding the transition of Zoning Administrator services to Foth Environmental Inc., effective November 1, 2026.

11) Old Business (To be used to request items of old business be put on a future agenda for further discussion or action; or used to make a motion for reconsideration of an item from the current meeting or immediately previous meeting; or to make a motion to take items off the table which were laid on the table only during the current meeting.)

12) New Business (To be used to request items of new business be put on a future agenda)

13) Tentative next meeting date – November 24th, 2026

14) 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.