



Mayor & Council of Berlin

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**Town of Berlin
Planning Commission Agenda
September 13, 2017 6:00PM
Berlin Town Hall – Council Chambers**

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes – June 14, 2017
4. Review of Commercial Architectural Design Standards & Guidelines Draft
5. Comments from the Commissioners
7. Comments from the Chairman
8. Comments from the Public
9. Adjournment

Town of Berlin
Planning Commission
June 14, 2017

The Planning Commission Meeting for June 14, 2017 was called to order by Chairman Chris Denny at 6:00PM. In attendance were Chris Denny, Ron Cascio, Newt Chandler, and Barb Stack and Pete Cosby. Absent from the meeting was Phyllis Purnell, John Barrett and Natasha Brittingham. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for the agenda adoption. He then said that item #5 was changed to a non-action item. Mr. Engelhart told the commission it shouldn't have been placed on the agenda it was meant to be information for them and he would be glad to talk about it with them. Mr. Ron Cascio made the motion to approve the agenda. Mr. Newt Chandler seconded the motion.

The Commission members wanted to have the discussion first on the agenda. Mr. Dave Engelhart stated the property at 346 & 50 belonged to Mr. Ernest Gerardi. He proposes an annexation to the town. He explained that it was not in the 2010 Comprehensive Plan but was in the County's Growth Area. Mr. Gerardi had spoken of having a Welcome Center, Hotel or Motel and a Convenience Store at the location. And is currently having people work on this. Mr. Newt Chandler asked about water & sewer at the location. Mr. Engelhart said he would have to have it run to the property by the Town. Mr. Engelhart stated if this were to happen the town would have to tell the county what the zoning would be. Mrs. Barb Stack questioned if the map was a county map. Mr. Ron Cascio stated this was part of a letter and wanted to know if they could have a copy and whom had received a copy of the packet. Mr. Newt Chandler asked about the electrical lines that were out there. Mr. Engelhart told him Mr. Gerardi had paid to have them removed.

Mr. Chandler stated it would eventually be built out. Mr. Cosby told the commission it was an entrance to town and they needed to look at the green belt around town and get aggressive about what you want it to look like to define the town. Mr. Cascio wanted to hear from the public. Mr. Jim Beckley stated he had come to Berlin 25 years ago after living in a small town. The small town got bigger and out of hand. He said he paid twice as much to be here. He stated he has seen how it's grown and it concerns him. He stated Henry's Mill has grown and people come for what we have. Mr. Mitchell David asked do we want to control or the county. He stated we have boundaries set and we will be the ones to pay down the road. He stated what worries the people comes from the commission. He said there are people whom want the annexation and people that don't. He stated we have space and a tax base, promote what's in. Mrs. Lisa Hall 203 Ann drive stated she was on Mayor & Council the biggest thing was water treatment plant. She stated we will run out of EDU's. It was retro fitted and more people have to run it. Have met with residents they don't want spot annexations. Mr. Cosby stated we don't want a growth economy. Mr. Zackery Tyndall stated he was presently a Council Member for the Town. And what Ms. Hall said about the EDU's was correct. He stated the plant was rated for 3010 EDU's, 1760 at the time are being used, and there are 250 infill lots. At 80% capacity we would have to start planning for an expansion to wastewater plant. And the town is 18 million in debt. They

want to get in front of this early. He also told the commission he appreciated what they do. Mrs. Carol Rose 308 Ann Drive told the commission that Son Rise Church was also planning a hotel. Didn't think the town could support all that. Mr. Cosby stated the Council can approve an annexation. Mr. Cascio stated 3 people can make that decision and more than likely raise taxes. Mr. Engelhart went over the steps of the process with the commission. He also told the commission that the urban growth areas were along the highway not in town or residential areas. Mr. Cosby explained this is further West and asked does the Town want to administer that or the County. Mrs. Stack stated this is outside the growth area and that Oceans East was in the growth area.

Mr. Cascio wanted to propose they set up a meeting with the County about the growth areas so they know how the town feels about growth. Mr. Engelhart would talk with county office staff about a meeting and a time. Mr. Cascio asked to read an article from the Dispatch in which the Mayor had stated that growth was driven by the housing market, this concerned him. With no other comments meeting was adjourned at 7:10PM.

Respectfully Submitted,


Carolyn Duffy