



# Mayor & Council of Berlin

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**Town of Berlin  
Planning Commission Agenda  
September 11, 2019 5:30PM  
Berlin Town Hall – Council Chambers**

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes – July 10<sup>th</sup>, 2019
4. Revision to the PUD Site Plan- Troy Purnell
5. Comments from the Commissioners
7. Comments from the Chairman
8. Comments from the Public
9. Adjournment


Town of Berlin  
Planning Commission Meeting  
July 10<sup>th</sup>, 2019

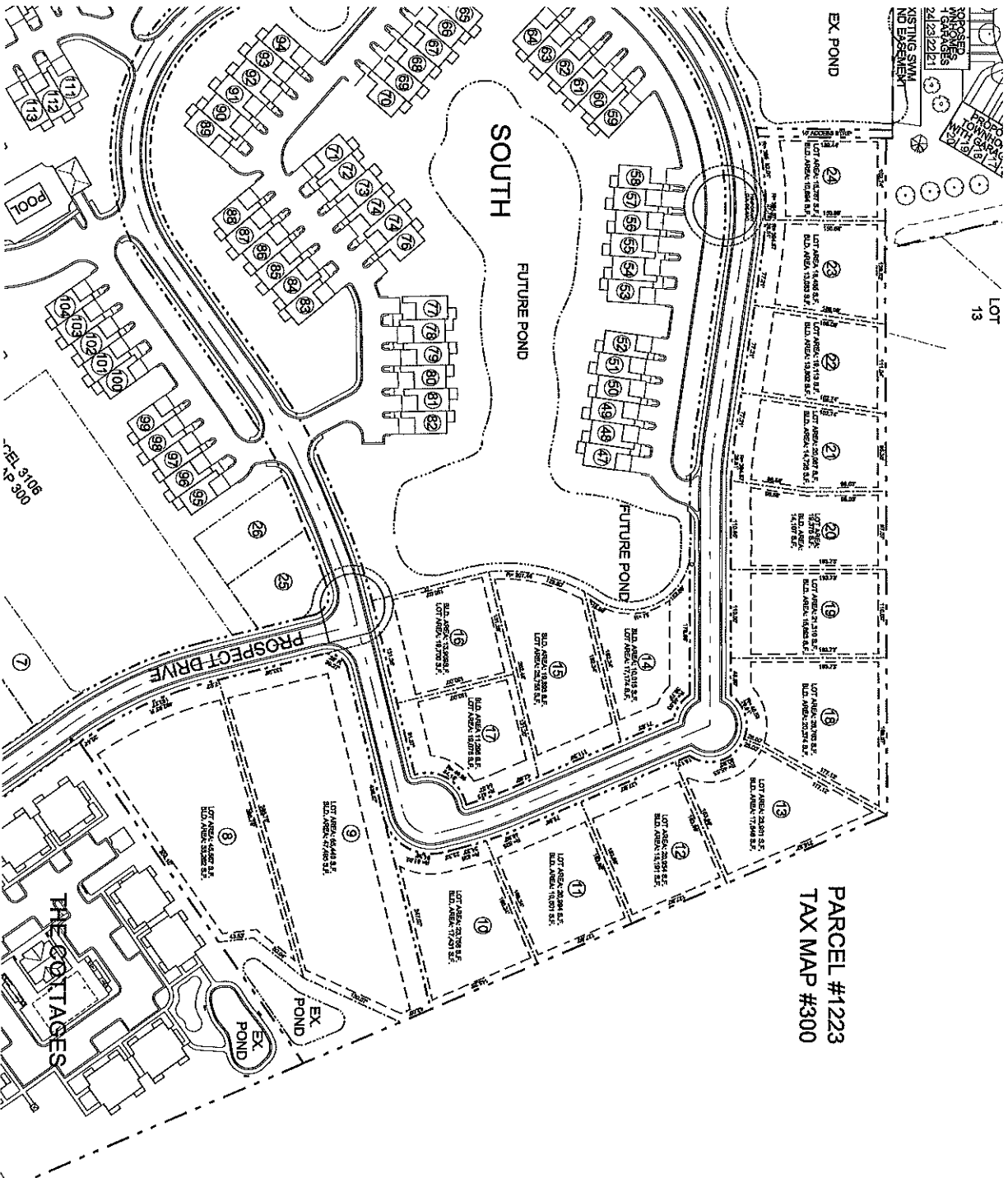
The Planning Commission Meeting for the July 10<sup>th</sup>, 2019 was called to order by Chairman Chris Denny at 5:35PM. Members present were Chris Denny, Pete Cosby, John Barrett, Barb Stack, Ron Cascio and Phyllis Purnell. Member absent was Newt Chandler. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called the July 10<sup>th</sup>, 2019 meeting to order at 5:35PM. Chairman Chris Denny called for a motion to adopt the agenda for the July 10<sup>th</sup>, 2019 meeting. Chairman Chris Denny called for a motion to approve the minutes. Mr. Ron Cascio made one correction to the minutes and that was for the trees to be Red Cedar trees. The first case on the agenda was I. G. Burton for annexation. Mr. Sandy McAllister and Mr. Pete Renzi gave a presentation on behalf of I. G. Burton. Chairman Chris Denny asked if there were any comments from the public there was none. He then called for a motion to approve the recommendation to the Mayor & Council for annexation. Mr. Ron Cascio made the motion for the recommendation for the annexation. Mr. John Barrett seconded he motion, and it was unanimously accepted by the commission.

Next on the agenda was Mr. Troy Purnell requesting modification to the PUD for Purnell Crossing. Mr. Troy Purnell told the commission he had come before them in June and was back to request a change from the 30 lots he had requested before. He now wanted to change the thirty lots into twenty-two larger lots. Mr. Purnell stated it would have two cul de sacs it would come out to Prospect Drive. Mr. Purnell stated you would see the senior housing first then the homes. Mr. John Barrett asked when project is finished would you have the cul de sac there. Chairman Chris Denny asked would the road go all the way through. Mr. Purnell stated this would be half the pervious surface. Mr. Pete Cosby stated what he didn't see was the access for pedestrians to access to the other side. Mr. Cosby asked Mr. Purnell to start putting that on his plans the access for pedestrians and biking to Sunlight Lane. Mr. Purnell stated when he gets built out to lot 25 the pedestrian walkway and biking would be added.

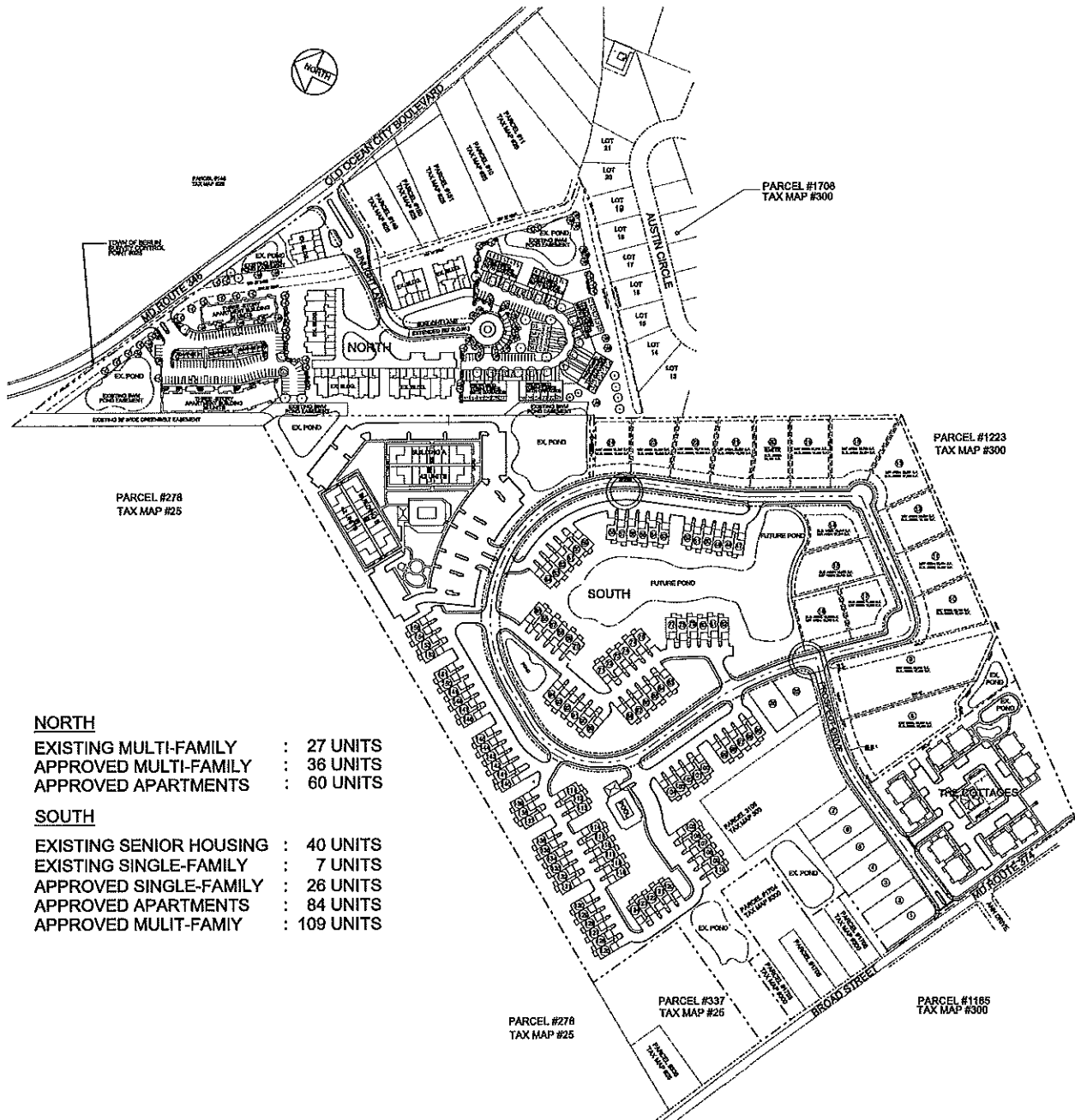
Mrs. Stack questioned the number of units to be built. She asked Mr. Dave Engelhart about the 36 units discussion continued. He stated if they could show a better plan per the code it could be changed. Mr. Purnell last meeting agreed to reduce the building height for this building. Lady in the audience asked when Mr. Purnell would get started on the homes. Mr. Purnell said he would like to start in about two months. Chairman Chris Denny called for a motion. Mr. Pete Cosby made he motion to approve. Mrs. Phyllis Purnell seconded the motion. Chairman Chris Denny asked for comments from he public. Mrs. Parks stated she was concerned about the schools. He then asked for comments from the commissioners. Mrs. Barb Stack stated she was not happy with the PUD process. Mr. Pete Cosby said the original PUD had more density. With no other comments from the staff or chairman the meeting was adjourned. Motion to adjourn was made by Ron Cascio. John Barrett seconded the motion. Meeting adjourned at 6:04PM.

Respectfully Submitted,  
  
Carolyn Duffy



PARCEL #1223  
TAX MAP #300

SCALE: 1"=50'



**NORTH**

- EXISTING MULTI-FAMILY : 27 UNITS
- APPROVED MULTI-FAMILY : 36 UNITS
- APPROVED APARTMENTS : 60 UNITS

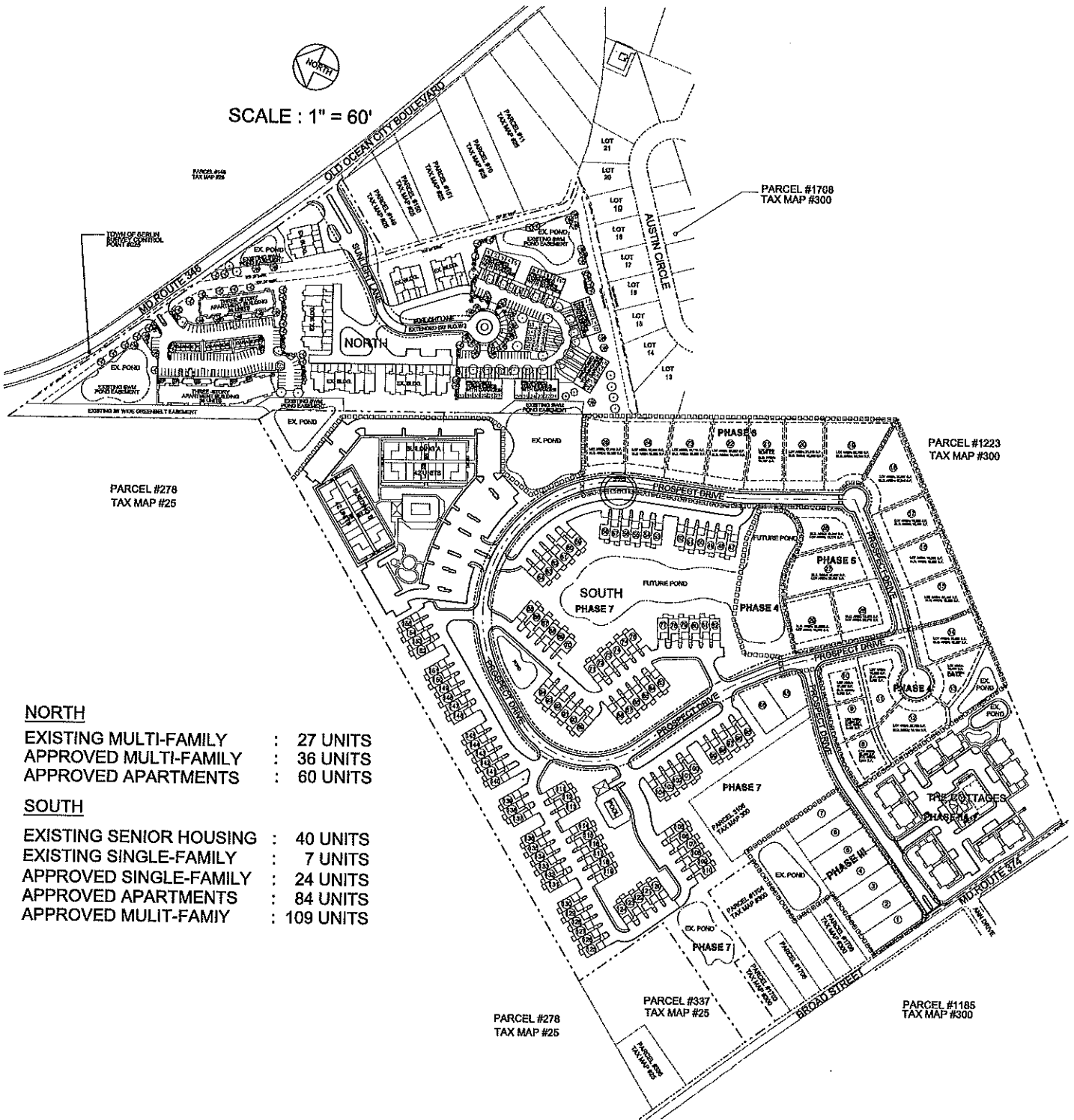
**SOUTH**

- EXISTING SENIOR HOUSING : 40 UNITS
- EXISTING SINGLE-FAMILY : 7 UNITS
- APPROVED SINGLE-FAMILY : 26 UNITS
- APPROVED APARTMENTS : 84 UNITS
- APPROVED MULTIFAMILY : 109 UNITS

**PURNELL CROSSING - NORTH & SOUTH  
REVISED P.U.D. SITE PLAN**

SCALE : 1" = 100'

SEPTEMBER 11, 2019



SCALE : 1" = 60'

NORTH

- EXISTING MULTI-FAMILY : 27 UNITS
- APPROVED MULTI-FAMILY : 36 UNITS
- APPROVED APARTMENTS : 60 UNITS

SOUTH

- EXISTING SENIOR HOUSING : 40 UNITS
- EXISTING SINGLE-FAMILY : 7 UNITS
- APPROVED SINGLE-FAMILY : 24 UNITS
- APPROVED APARTMENTS : 84 UNITS
- APPROVED MULTIFAMILY : 109 UNITS

**PURNELL CROSSING - NORTH & SOUTH**  
**REVISED P.U.D. SITE PLAN**

SCALE : 1" = 100'

JULY 10, 2019