

**CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION
FULL MINUTES
SEPTEMBER 9, 2025
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: Dan Huntington
 Pekka Ignatius
 David Meilander

City Officials: Leigh Threadgill - City Administrator

Citizens Present: 3

I. CALL TO ORDER

Huntington called the meeting to order at 7:15 PM. A quorum of the commission along with City Administrator, Leigh Threadgill, were present at the meeting.

II. APPROVAL OF OR CHANGES TO THE AGENDA

Huntington asked if there were any suggested changes to the agenda.

Meilander moved to approve the agenda. Ignatius seconded the motion. All were in favor and the motion passed.

III. MINUTES

1. Minutes of July 8, 2025

Meilander moved to approve the minutes of the July 8th meeting. Ignatius seconded the motion, and all voted to approve the minutes.

IV. OLD BUSINESS

There was no old business to discuss.

V. NEW BUSINESS

a) PZV-25-08 – 472 Lakeshore Drive – Variance to Sec. 78-197 (10) and Sec. 78-141 to increase the lot coverage limit from 30% to 32.16% and to expand a non-conforming structure

Huntington acknowledged the applicant.

John Purcell, 472 Lakeshore Drive, introduced himself and made a brief presentation about the proposal. He explained the walkway is needed to allow access from the house to the lake. Currently it is only accessible by walking on grass down a steep hill, which is a safety concern. There is no place to sit on the deck currently; it's just a walking deck. Both the deck expansion and walkway are practical considerations.

There was discussion regarding the walkway impact to the septic system.

There was further discussion about the extent of the deck expansion and the criteria for administrative variance consideration.

Ignatius made a motion to recommend approval of the variance. Meilander seconded the motion. All were in favor and the motion passed.

VI. CITIZEN COMMENTS

There were no comments.

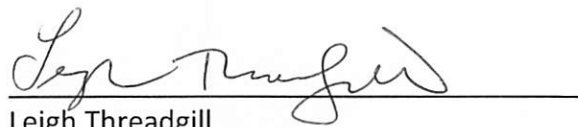
VII. DISCUSSION

There was no discussion.

VIII. ADJOURNMENT

Ignatius made a motion to adjourn. Meilander seconded the motion. All were in favor and Huntington adjourned the meeting at 7:36 PM.

Respectfully submitted,



Leigh Threadgill
City Administrator

