

The meeting of the Berne Plan Commission was held on the 12th day of December 2016 at 6:30 pm. in the Conference Room at City Hall, Berne Indiana.

MEMBERS PRESENT

Jerry Burke	Present	Rod Mosser	Present
James Flueckiger	Present	Phi Provost	Present
Ted Beitler	Absent	Linda Steury	Present
Brent Lehman	Present	Gregg Sprunger	Present
Gwen Maller	Absent		

STAFF PRESENT

Director, Shannon Smitley
City Attorney Dave Baumgartner

City Representatives Present
Mayor Bill McKean
Kurt Dailey

Guests present: Brett Miller, Miller Land Surveyor; Scott Litwiller, 5500 S 450 W Berne, and Tim Baker with DeVoss, Johnson, Zwick, Baker and Ainsworth.

After an opening prayer, Gregg Sprunger called the meeting to order and verified a quorum. The hearing was duly advertised and an agenda was posted at the door.

Public Hearings:

Development Plan PC 2016-4 Request for Minor Subdivision Plat Approval filed by Tim Lefever 6999 S. Village Way, Berne Indiana 46711.

City Attorney Dave Baumgartner reported to the board that this is an uncommon request because the parcels are in the county, but are part of Berne's fringe area, therefore the hearing has to come before the Berne Plan Commission. Dave suggested that the commission consider honoring the county subdivision control ordinance when rendering their decision.

The commission reviewed a survey submitted by Brett Miller, MLS, on behalf of the Lefevers. The LeFever's own 3 contiguous parcels for a total of 9.85 acres. The request is for a minor subdivision plan for 3 unimproved two acre tracts. They will add an additional 1.190 acres and .658 acre of land to the 2 acre parcel that has their home, shed and pole barn on it. Dave said that the LeFever's need to either conduct a survey or deed those parcels to themselves so their two acres and the 1.190 and .658 acres will show as their property and can never be part of the subdivision.

Public Comments: None

Jim Flueckiger made a motion to approve the Minor Subdivision Plan; PC 2016-4 as presented for 3 unimproved 2 acre tracts. Linda Steury made the second, and on a show of hands the plan was approved with 6 Yeas, 0 Nays and one abstention by Jerry Burke.

Yeas 6, Nays-0 Abstention-1

Hearing 2: PC2016-5, filed by Brett Miller of Miller Land Surveying on behalf of Blue Skies Development for Secondary Platt Approval Black Bear Meadows Section 2.

Brett Miller reviewed the section with the board. There is a total of 29 lots, 10 will be single villas and 19 will be standard lots.

Dave Baumgartner stated to the board that they had previously approved the Primary Plat request, and since then the necessary improvements, including storm water, sewer, water and streets have been installed. With that being done, the board can give secondary Plat approval, which will then go to the Council for their approval. Dave recapped the sequence of steps that will now take place if the plan is approved:

The new street will be dedicated to the city, and in January Black Bear Meadows Section 2 will petition for annexation. Dave noted that the annexation process is a little behind the request for approval but all the necessary paperwork and approvals should be done by the end of January, which will then allow lots to be offered for sale.

Public Comments None

On a motion by Brent Lehman and a second by Rod Mosser, the board unanimously approved PC 2016-5 Secondary Plat Approval for Black Bear Meadows Subdivision section 2. **Yeas- 7, Nays-0**

Approval of Minutes- Linda asked that the minutes from the November 14th meeting reflect one correction, changing the word but to by as follows “Ted represents the Berne fringe area, and as such, was appointed ~~but~~ by the County Commissioners”. On a motion by Linda Steruy and a second by Jerry Burke, the minutes of November 14, were unanimously approved with the one noted correction. **Yeas -7, Nays-0**

New Business None

Old Business: None

With nothing further to come before the board and on a motion by Jerry Burke and a second by Phil Provost, the meeting was adjourned. **Yeas 7 Nays-0**