

The meeting of the Berne Plan Commission was held on the 13th day of April, 2015 at 6:30 pm. in the Conference Room at City Hall, Berne Indiana.

MEMBERS PRESENT

Jerry Burke	Present	Rod Mosser	Present
James Flueckiger	Present but came later	Phi Provost	Present
Greg Keller	Present	Don Sipe	Present
Brent Lehman	Present	Gregg Sprunger	Present
Gwen Maller	Present		

STAFF PRESENT

Director, Shannon Smitley
City Attorney Dave Baumgartner

City Representatives Present
Mayor Bill McKean.
Kurt Dailey

Guests present: Brett Miller, MLS Engineering; Rod Mason, Swiss Village; Paul Zerby, Swiss Village; Nathan Schwieberna, Shmizu; Sho Niinibe, Shmizu; Sandra Affolder, FCC-Adams.

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

Re-Organization of the Board for 2015

Gregg Keller made a motion to nominate the same members that served last year with Don Sipe making the second as follows:

President	Gregg Sprunger
Vice President	James Flueckiger
Secretary	Jerry Burke

Yeas 8 Nays-0

Public Hearings:

Development Plan PC 2015-1 filed by Rodney E. Mason President/CEO Swiss Village, Inc. 1350 West Main Street, Berne Indiana for the purpose of constructing an 11,840 SF maintenance building and new detention pond.

Brett Miller, MLS Engineering reviewed the plans with the board. The driveway will be off of County Road 150 just north of the existing detention pond and north of Westwind Trail.

A new detention pond will be built up against a legal drain to the north of the proposed building. Brett explained that the existing pond is a wet pond and also services the Wellness Center and it would be better to build a new pond than tear the existing one up to expand

it.

Brett reported that the following approvals have been given:

Because the new pond will be up against a legal drain, he has asked and received a variance from the Adams County Drainage Board.

Because more than 1 acre of land is being disturbed, an Erosion Control Application was submitted and approved by the local Storm Water Authority.

Plan and Calculations were submitted to City of Berne Engineers, Commonwealth Engineering and they have signed off on them.

Brett also reported that there will be plumbing for future bathrooms in the new facility, but they will use existing infrastructure.

With no further discussion and on a motion by Greg Keller and a second by Don Sipe, the Plan Commission unanimously approved PC 2015-1 by Swiss Village as presented. **Yeas 9 Nays-0**

Development Plan PC 2015-2 filed by Shinsuke Kambara, President of FCC-Adams, 936 East Parr Road, Berne Indiana for an addition of a 136,045 SF commercial building to their current facility.

Brett Miller, MLS Engineering reviewed the plans for the project with the commission. Brett reported that FCC-Adams plans for a total expansion of approximately 135,000 SF with an additional 130 plus parking spaces.

Brett said that the following approvals have been received:

Because the project will disturb more than one acre of ground, an Erosion Control Application was submitted and approved by the local Storm Water Authority.

Commonwealth has reviewed the plans and calculations for the addition and has approved them. Brett added that because the initial detention pond was constructed for future growth it is more than adequate for this expansion project.

When asked, Brett said that construction will start as soon possible with an anticipated completion date of June of 2016.

With no additional questions and on a motion by Jerry Burke and a second by Phil Provost, PC 2015-2 was unanimously approved as presented.

Approval of Minutes- On a motion by Phil Provost and a second by Gregg Keller, the minutes of November 19, 2014 were unanimously approved as written. Yeas 9 Nays-0

New Business None

Old Business None

Adjournment On a motion by Gwen Maller and a second by Don Sipe the meeting was adjourned. Yeas 9 Nays-0