

The meeting of the Berne Plan Commission was held on the 26th day of September 2016 at 7:00 pm. in the Conference Room at City Hall, Berne Indiana.

MEMBERS PRESENT

Jerry Burke	Present	Rod Mosser	Present
James Flueckiger	Present	Phi Provost	Present
Greg Keller	Present	Linda Steury	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: Charles Habegger, Gabe Kruchkow, Brett Miller and Mike Habegger.

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 Hearing:

Development Plan PC 2016-2 Filed by Brett Miller on behalf of Swiss Manufacturing Corporation. They are requesting approval for a Major Subdivision Plan for 11 lots located at 1196 US Highway 27, Berne Indiana to be named Swiss Manufacturing Subdivision.

Brett Miller explained that the parcels in question are owned by one family, Mrs. Sam Habegger (Phyllis) and Charlies Habegger, but under several different names. The principals of Habegger Ace Lumbar wish to purchase their buildings as do several other businesses who currently rent their buildings. Brett further explained that the most effective way to achieve this is to sub divide the entire property and lots in one hearing so lots can be sold now and in the future. Dave Baumgartner advised the board that the Plan Commission normally hears subdivision approval requests for residential developments where the city will be accepting streets. There are no streets to accept and all utilities will remain private.

Public Comments: Kip Summersett, 1130 W 500 South, Berne questioned if lots 1,2,9 and 10 are planned for development. Mike Habegger said that they would like to develop those lots, but there is no one currently interested in purchasing them. Mr. Summersett asked what the plans are for the “Amish Road” which is a service road owned by the Habegggers. Mr. Summersett added that there is more and more truck traffic, and a lot of dust, and he included in his concerns the trucking operation at nearby Swissland Cheese. Dave advised those present that any development in those lots not yet developed will have to come to the Plan Commission for approval.

Mike said that since Swissland is not part of his development, he cannot speak to that, but did say that they have not placed any restrictions on the use of the “Amish Road” and they have no plans to upgrade the road beyond grading and adding gravel as needed. Mrs. Kip (Linda) Summersett asked if the city would ever consider taking over the “Amish Road”, Dave replied that the city would normally only accept streets that meet city specifications, which this does not.

Tim Summersett, 1120 W 500 South Berne, said that they cannot have windows open in the summer because of the rolling dust and he fears that more development will mean more traffic on that “road”. Gregg Sprunger asked Mike if he had any plans for dust control and Mike they have not treated the “road” and have no plans too. Kip Summersett stated to Mike that they would he would entertain sharing some cost of dust control to the ditch, which Mike said he would be glad to discuss this with the Summersetts after the meeting.

With there being no more questions, and on a motion by Greg Keller and a second by Gwen Maller, the Plan Commission unanimously recommended that the Berne Common Council approve the request for Major Subdivision Plat approval to be named Swiss Manufacturing Subdivision as presented in Hearing PC 2016-2. **Yeas 9 Nays-0**

Approval of Minutes- On a motion by Linda Steruy and a second by Jerry Burke, the minutes of January 11, 2016 were unanimously approved as written. Yeas 9 Nays-0

New Business None

Old Business: Brett Miller updated the Plan Commission that Blue Skies Development is moving forward with the next phase of their development in Section 2. They plan to move needed dirt and will also be installing the streets from Carington Way to their property lines and existing street in all of the Black Bear Path and Black Bear Court sections and tying them in to Parkway Street. Plans are to start this fall.

With nothing further to come before the board and on a motion by Phil Provost and a second by Brent Lehman, the meeting was adjourned. Yeas 9 Nays-0