

The meeting of the Berne Plan Commission was held on the 10th day of December 2018 at 7:00 pm. in the Conference Room at City Hall, Berne Indiana.

MEMBERS PRESENT

Jerry Burke	Present	Rod Mosser	Absent
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

Guests present: Matt Bertsch, **Bertsch**-Frank & Associates LLC, Steve Haines, Berne.

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

PC2018-4 Minor Subdivision Plat Approval request filed by Steven Haines on property at 1065 Parkway Street Berne Indiana.

Steve Haines as representative for the Liechty Family and Bern Associates, stated to the board that the biggest reason they are applying for Minor Subdivision Plat Approval is for financial and estate planning purposes. Matt Bertsch reviewed the plans with the commission and stated that the property will be subdivided in to four lots for a total of 16.4 acres. There are no plans for additional infrastructure or street improvements on lots marked three and four at this time, since there no plans to developed the lots. Lots marked one and two have the apartment complexes on them and have infrastructure in place. Shannon asked Steve Haines about any future plans, especially lot four, noting that there is no direct way to hook in to the city sewer system. Steve said that they will continue to have that area farmed and there are no plans to develop either three or four in the foreseeable future. Shannon advised Steve and Matt that once there are plans to develop lot four, they would need to come before the Plan Commission because of the size of the lot. And the same for lot three if the development plan was in excess of 5,000 square feet. Shannon raised one additional question about the entities of each lot having a memorandum of understanding to allow for the access to the detention pond. Steve did say that would have to be done if lots were sold.

Public Comment None

With no further discussion by the board and hearing all who wished to be heard and on a motion by Phil Provost and a second by Jim Flueckiger, the commission unanimously approved Minor Subdivision Plat Approval PC 2018-4 by show of hands. **Yeas 6 nays 0**

Public Comment None

On a motion by Jim Flueckiger and a second by Rod Mosser, the Plan Commission unanimously approved PC 2018-4 for secondary plat approval for Section IV Villages of Courtyard Lake. **Yeas 6- Nays-0**

Shannon asked Matt Bertsch to have the mylar delivered to his office for the Plan Commission signatures.

Approval of Minutes- On a motion by Linda Steury and a second by Jerry Burke the minutes of November 13, 2018 were unanimously approved as written. **Yeas 6- Nays-0**

New Business None

Old Business None

Adjournment On a motion by Jim Flueckiger and a second by Linda Steury, the meeting was adjourned. **Yeas 6- Nays-0**