

The meeting of the Berne Plan Commission was held on the 10th day of June, 2013 at 6:30 pm. in the Conference Room at City Hall, Berne Indiana.

MEMBERS PRESENT

Phil Provost	Gregg Sprunger
Jerry Burke	Brent Lehman
Don Sipe	Gwen Maller
James Flueckiger	Dean Hendricks

MEMBERS ABSENT

Ned Liechty

STAFF PRESENT

Director, Shannon Smitley	City Attorney Jim Beitler
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City Representatives Present

Mayor Bill McKean.	Kurtis Dailey
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Guests present: Brett Miller, Miller Land Surveyor; Carl Nussbaum 1631 W 700 S Berne; Kevin Nussbaum, 944W 950S, Berne; Andrew Smitley, Berne, Tim LeFever, 6999 S Village Way, Berne; Amos E.S.Hilty and Esther J. Hilty, 6041 E 11000 S Geneva, Van and Sharon Wulliman, Carrington Way Berne; Don Harsha 718 W Franklin Street, Berne; and Elmer Hilty and Melinda Hilty 3823 W 400 S Berne.

After opening with 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.

Public Hearing PC 2013-4 Minor Subdivision Plat Plan PC 2013-4 for three (3) lots; filed by Carl M. Nussbaum on his property located on the NW corner of CR 700 S and CR 150 W, which is in Berne's fringe area. Brett Miller, representing Carl Nussbaum, explained to the board that the farm ground Mr. Nussbaum wishes to sell must be approved by this board because it has exceeded the number of times it can be subdivided, which is three times. Tract 1 will be for a total of 23 acres, Tract 2, 5.773 acres and Tract 3 10.063 Acres.

Gwen Maller asked what the area in question was zoned as. Shannon Smitley checked his records and confirmed that everything north of County Road 700, including this area, is zoned R-1, single family residence.

When asked, Brett confirmed that there are no city services at this location at the present time and no plans at this time to be annexed in to the city. The parcels can be accessed via County Road 150, South.

With no further comments or questions and on a motion by P. Provost and a second by B. Lehman, PC2013-4, Minor Subdivision Plat Plan for Carl Nussbaum was unanimously approved as submitted. 7-0

Public Hearing PC 2013-5 Minor Subdivision Plat Plan PC 2013-5 for 6.33 acres, filed by Elmer A.E. Miller on his property located on the NW corner of CR 200 W and State Route 218 which is in Berne's fringe area.

Brett Miller representing Mr. Miller, stated that the property is just under seven (7) acres and has already exceeded the maximum number of sell offs, which is three (3).

Brett reviewed the map with the Plan Commission to further identify where the parcel is located. Brett reported that Mr. Miller intends to retain the rest of the property as farm land.

With no further comments or questions and on a motion by D. Hendricks and a second by J. Flueckiger, PC2013-5, Minor Subdivision Plat Plan for Elmer A.E. Miller was unanimously approved as submitted. 7-0

Regular Meeting

Approval of Minutes

On a motion by J. Burke and a second by P. Provost, the minutes of May 13, 2013 were unanimously approved as written.7-0

New Business

Shannon advised the Board that Key Fasteners will be asking for a hearing as soon as they are ready, and it might be between the normal schedules. He will advise the board accordingly.

Old Business None

Closing of Meeting

Therefore, upon a motion by G. Maller, and a second by D. Hendricks and unanimously carried, the agenda was incorporated into the minutes and upon a motion by J. Burke and seconded by B. Lehman and unanimously carried, the meeting was adjourned. 7-0