

Berne Plan Commission  
158 W Franklin Street  
Thursday, November 19, 2014  
6:00 pm  
Minutes

Jerry Burke	<b>Present</b>	Rod Mosser	<b>Present</b>
James Flueckiger	❖ <b>Absent</b>	Phi Provost	❖ <b>Absent</b>
Greg Keller	<b>Present</b>	Don Sipe	<b>Present</b>
Brent Lehman	<b>Present</b>	Gregg Sprunger	<b>Present</b>
Gwen Maller	<b>Present</b>		

Staff Present

Director Shannon Smitley

City Attorney Dave Baumgartner

City Representatives Present

Mayor Bill McKean

Kurt Dailey

Others present; Brett Miller of Miller Engineering, 20 Town Drive Monroe and Jillian Andrews, Kaup Pharmacy.

After opening with 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 2014-6** filed by Miller Land Surveying on behalf of Kaup Pharmacy and Family Hospice of Northeast Indiana for property at the corner of Jefferson and Main Streets (Former First Bank of Berne) Berne, Indiana. Kaup Pharmacy is planning to have a drive-thru window and one way parking on the Jefferson Street side. The pharmacy is already open in the former bank building.

Brett Miller, Miller Engineering, representing Kaup Pharmacy and Family Hospice of Northeast Indiana reviewed the steps taken to date to have Jefferson Street a one-way street from Franklin Street north to Main Street. Miller Land Surveying presented the preliminary plans to the Berne Common Council at their October 27, 2014 council meeting. At that time, the council unanimously affirmed the plan with the knowledge that a development plan would be presented to the Plan Commission.

The commission reviewed the plans with Brett, including no angled parking as proposed at the October 27<sup>th</sup> council meeting, but keeping parallel parking because of the width of the street. The development plan also includes a drive-up pharmacy window. When asked, Brett confirmed that Kaup Pharmacy will be paying for the needed signage and the striping as well as any sidewalk restoration which will be ADA compliant.

There will be no parking spaces on the west side of Jefferson Street from the ally to Main Street where a drive-up window without a canopy is already installed. A designated Handicap parking space will be the first parking space on the east side of Jefferson Street at the corner of Jefferson and Main Streets. Bump-outs were discussed by the commission and Brett said that because of existing storm inlets, they will have stripped areas designating the area instead of actual bump outs

After further discussion the commission requested that additional One Way signs be installed at the both sides of the alley

In reviewing any future plans to have the drive up window covered with a canopy, City Attorney Baumgartner advised Brett and Ms. Andrews that the city would work with the pharmacy to write an encroachment agreement.

With no additional questions or comments, Greg Keller made a motion to approve Development Plan PC2014-6 with the changes in the One Way signs at the alley as discussed. Jerry Burke made the second and the motion was unanimously approved by a show of hands. Yeas-7 Nays-0

Attorney Baumgartner stated that with the commission's approval of the development plan tonight, he will prepare an ordinance accordingly for council consideration at their next scheduled meeting.

Gregg Sprunger thanked Jillian and Kaup Pharmacy for bringing their business to Berne and on behalf of the Plan Commission, wished them much success.

#### REGULAR MEETING

**Approval of Minute:** On a motion by Greg Keller and a second by Gwen Maller, the minutes of May 29, 2014 were unanimously approved as written. Yeas-7 Nays-0

**Old Business** None

**New Business: -None**

On a motion by Don Sipe and a second by Brett Lehman the meeting was adjourned.