

BERNE Plan Commission  
158 W Franklin Street  
Monday, May 12, 2014  
6:30 pm  
Minutes

Jerry Burke	<b>Present</b>	Rod Mosser	<b>Present</b>
James Flueckiger	<b>Present</b>	Phi Provost	<b>Present</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

Becky Sprunger

Kurt Dailey

Others present; Brett Miller of Miller Engineering, 20 Town Drive Monroe; William Shetler, 10117S 450 East Geneva; Stephan B. Shetler, 425 W. 500 S Berne and Rod Lautzenheiser, PO Box 246, 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: Development Plan PC 2014-3 filed by William Shetler, for his property at 401 West and 500 South, Berne Indiana and is part of the City of Berne fringe area.**

Brett Miller explained that Mr. Shetler filed his Development Plan for the purpose of building a 10,640 S.F. warehouse on his property at 401 West and 500 South, Berne Indiana. Brett reviewed the Plain Review Memo (attached) from Roger Kottlowski, Commonwealth Engineering, City of Berne engineers. A new dry detention pond will be used for the stormwater runoff and will empty in to the existing county ditch. Commonwealth signed off on the detention pond design.

Brett reviewed item 1 of the memo which addressed the packed aggregated parking lot that is within the public right-of-way. Brett explained that they are expanding the width of the driveway to 80 feet to allow trucks to turn off of the road quicker, for safer traffic flow. The expanded parking lot will also accommodate room for the trucks to have a turnaround. With the operation of the warehouse, Mr. Shetler said he does not expect more than one delivery a week and the truck would probably be a 40 foot semi.

Shannon advised Mr. Shetler and Brett that a stone parking lot has to be dust proof, and if there are any complaints about dust, the parking lot will need to be treated to have dust control.

When asked by Shannon, Brett said they have not approached the county about the

expanded width of the driveway. Brett said he will contact Mark Mitchel, Adams County Highway Department Superintendent.

Brett advised that item 3 and 4 of the memo have been addressed and the swale and the detention pond have been changed so the neighbor will not receive any of the stormwater runoff.

Gregg Sprunger asked about the existing storm drain, listed in item # 2 of the review memo. Brett said that with the proposed expanded driveway, trucks will be running over the storm drainage culvert. Mr. Shetler said that it will have a metal lid over it and Brett said he will take measures to insure that the gravel does not get in to the drainage.

Shannon recommended to the board that there be two motions, one for the expanded driveway and one for the Development Plan as presented.

Greg Keller made a motion to approve the driveway plans contingent on the written approval by Adams County Highway Superintendent Mark Mitchel, and if approval is not given, that the driveway plans revert to provision # 2 of the Plan Review Memo dated May 9, 2014 with Shannon, Brett and Roger from Commonwealth meeting to find an acceptable solution. Rod Mosser made the second and motion was unanimously approved by a show of hands. Yeas 9- nays- 0

Phil Provost made a motion to approve Development Plan PC2014-3 without the driveway plans. Jerry Burke made the second and the motion was unanimously approved by a show of hands. Yeas-9 Nays-0

Brett stated that once he receives the letter from Mark Mitchel about the right-of-way issue, he will forward a copy to Shannon.

**Approval of Minutes: March 10, 2014**-On a motion by Don Sipe and a second by Greg Keller, the minutes of March 10, 2014 were unanimously approved as written.

**Old Business** None

**New Business** Shannon informed the board that there will be two hearings on Thursday, May 29<sup>th</sup> for Swissland Cheese and Lehman Feed Mill.

Shannon also reported to the board that he was asked by Poseidon Barge, 725 Parr Road, for permission to construct a stone driveway on the west side of their existing parking lot. Because the project was time sensitive to their barge operations, Shannon had Poseidon work with the city engineer to make certain that there would not be adverse stormwater runoff. Shannon said he informed them that any future improvements of over 5,000 square foot would need to come before the Plan Commission for a hearing.

On a motion by Phil Provost and a second by Brent Lehman the meeting was adjourned.



**PLAN REVIEW MEMO**  
**Shelter Warehouse Building**  
**401 W. 500 S.**  
**Berne, Indiana**

*Environmental Engineers & Consultants*  
Indianapolis, Indiana 46237  
PH: (317) 888-1177 FAX: (317) 887-8641

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TO: Shannon Smitley, Stormwater Manager (City of Berne)  
CC: Eric Woodmansee, P.E. (MLS Engineering)  
FROM: Roger M. Kottowski, P.E.   
DATE: May 9, 2014

SUBJECT: **Shelter Warehouse Building; 401 W. CR 500 S.; Berne, IN**

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**Plan and Calculation Review Comments**

On April 28<sup>th</sup>, 2014, we received plans and drainage calculations from MLS Engineering for a new warehouse to be located on the north side of CR 500 S about 700 ft. east of Swiss Way Road in Berne, Indiana. According to the plans, a 10,640 S.F. building will be constructed the east side of an existing gravel drive off of CR 500 S. Stormwater runoff from the new building and related aggregate parking area will be conveyed to a new "dry" detention basin located at the southwest corner of the site.

According to calculations submitted by MLS, the existing run-off from the project site flows south into the existing roadside ditch along 500 S. and then flows west to the Habegger Open Drain. (*Please note this is currently sheet flow.*) A dry detention area is being proposed to provide the required detention storage for this project. The detention basin will be located west of the existing gravel drive adjacent to CR 500 S.

A proposed 21 inch RCP on-site culvert has been sized for the 100 year developed site condition to intercept flows and convey them to the detention basin. The designer states that this is necessary since the emergency overland flow will overtop the existing drive and flow into the existing roadside ditch route, by-passing the proposed detention area.

Per the designer, the detention area for the project has been designed to detain the runoff from the post-construction 100 year event while releasing less than the peak flow from the 5 year pre-construction event. The release rate from the detention area will be controlled by a 10.2 inch diameter steel orifice plate at elevation 836.20. A vegetated overflow spillway will be provided on one of the berms at elev. 838.9 for storm events in excess of the 100 year event.

We have reviewed the stormwater calculations and see no major issues with the design calculations or the sizing of the detention basin or pipes.

We do, however, have some comments for the City's consideration before approval. These included the following:

1. A compacted aggregated parking lot is proposed within the public right-of-way for nearly 100 feet east of and beyond the width of the existing driveway to the edge of CR 500 S. We

cannot recommend this design since it creates multiple, uncontrolled access points from the site onto CR 500 S. This will also create potential safety hazards by ponding water along CR 500 S. We would recommend that a grass strip be left in place and then handle onsite drainage independently.

2. The aggregate parking area also includes a storm drainage culvert and swale. We would rather see this area as pervious grass.
3. Concentrated flows are shown on the grading plan on the north side of the proposed detention basin onto the neighbor (Sprunger?) to the west. This may create a potential adverse drainage rights issue unless the neighbor can agree to this.
4. As in #3 above, the proposed discharge is into the adjacent landowner's property a concentrated flow. This may create a potential adverse drainage rights issue unless the neighbor can agree to this.

A redline markup of the plans is being sent to you with this review letter.

Since the project will disturb more than 1 acre of ground, the design will need to be submitted to the local soil and water conservation district for rule 5 compliance review.

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We have reviewed this information for compliance with the City's ordinances and regulations and generally accepted engineering practices. Although we may make suggestions and/or recommendations to the designer and/or City, it is our position that the designer is ultimately responsible for providing a complete final design which will consider the areas of concern we have presented as well as public safety, health and welfare. Comments or suggestions have been made for the benefit of the City.