

The meeting of the Berne Plan Commission was held on the 9th day of April, 2018 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
Ted Beitler	Present	Linda Steury	Present
Brent Lehman	Present	Gregg Sprunger	Present
Gwen Maller	Present		

STAFF PRESENT

Director, Shannon Smitley and City Attorney Dave Baumgartner

Guests present: Brett Miller ; Miller Land Surveying, Monroe; Jerry Bauer 1006 E. Main, Mayor Bill McKean and Kurt Dailey.

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.

Re-Organization of the Board for 2018 On a motion by Brent Lehman and a second by Linda Steruy, the board unanimously approved keeping the officers the same as follows:

President	Gregg Sprunger
Vice President	James Flueckiger
Secretary	Jerry Burke

Yeas 9 Nays-0

Development Plan PC 2018-1 filed by Brett R. Miller, MLS Engineering on behalf of Roger Muselman, 269 S Jefferson Street, Berne Indiana for the construction of 172 single family units which will include a resubmittal of 2 apartment complexes, a new submittal for 4 apartment complexes and a new submittal for one storage unit. The total square foot of construction is 39,327 sq. Ft. The construction will be directly north of and a part of their Eastview Apartment Complex, 6308 S 000 Road, Berne Indiana.

Brett Miller, MLS Engineering presented the board with plans filed by Roger Musleman for the next apartment complex at Eastview Apartments, at 6308 S 000 Road. The plan right now is to start at Highway 218, but Quad Properties will also weigh the cost. Brett said that they have asked INDOT for a road cut off of Hwy. 218, but have not received approval at this time. Erosion Control application has been submitted and Brett said they should receive approval this week.

Shannon asked that MLS Engineering pothole the site for utilities before starting the project just to be certain there are no underground utilities. Ted Beitler asked about installing sidewalks. There are no plans at this time to put in sidewalks along 218.

Public Comment Jerry Bauer, 1006 E. Main Street, Berne said that as the property owner on the west side of the proposed development, he is concerned about more foot traffic crossing his property because there are no sidewalks. He also stated that he believes this

project could adversely affect his septic system and that he told Brett Miller that if that happens they must fix it. Jerry's wife is running a daycare center in their home and is concerned that their property would not be protected with this addition and would like to see a fence installed by Quad Properties as part of the new addition.

Brent Lehman made a motion to approve the PC 2018-1 subject to the following; approval of the plan by City of Berne engineering firm, Commonwealth Engineering; any problems that occurs to Jerry Bauer's septic tank as a result of the construction will be fixed by Quad Properties; and that Quad Properties will erect a fence to control the privacy of the Bauer's. Jerry Burke made the second. **Yeas 9- Nays-0**

Approval of Minutes- On a motion by Linda Steury and a second by Rod Mosser, the minutes of June 28, 2017 were unanimously approved as written. **Yeas 9- Nays-0**

New Business None

Old Business None

Adjournment On a motion by Phil Provost and a second by Brent Lehman, the meeting was adjourned. **Yeas 9- Nays-0**