

The meeting of the Berne Plan Commission was held on the 8th day of May at 6:15 pm. in the Conference Room at City Hall, Berne Indiana.

MEMBERS PRESENT

Jerry Burke	Present	Rod Mosser	Present
James Flueckiger	Absent	Phi Provost	Present
Ted Beitler	Absent	Linda Steury	Present
Brent Lehman	Present	Gregg Sprunger	Present
Gwen Maller	Present		

STAFF PRESENT

Director, Shannon Smitley City Attorney Dave Baumgartner

Guests present: Brett Miller ; Miller Land Surveying, Monroe Indiana, Don Kuhn and from the City Mayor McKean, Becky Sprunger, Gary Nussbaum and Kurt Dailey.

After an opening 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.

Development Plan PC 2017-3 Filed by Quad Properties, 269 S Jefferson Street, Berne.

Brett Miller, on behalf of Quad properties, presented the board with the long term master plan for 18 buildings to house 100 duplex style apartments by Quad Properties along County Road 150 West.

Brett reported that the units will be approximate 1,000 SF with an attached garage. The streets and infrastructure will be private and maintained by Quad Properties. Streets will be asphalt with no curbs. The complex will not be government subsidized. Brett stated that the intention is to start buildings 1 & 2 this June or July, but he is requesting approval of the entire development plan tonight. Brett stated that plans have been submitted to Shannon and the City of Berne's engineering firm, Commonwealth, who is still reviewing the plans. The existing detention plan will be upgraded and expanded. Completion of the entire project will depend on occupancy of each completed phase.

With no further public comments, and no further questions from the Board and on a motion by Phil Provost and a second by Rod Mosser, the board unanimously approved the Development Plan as presented for Quad Properties PC2017-3 contingent on Commonwealth Engineering approval of the submitted plans and also that Brett report to the Plan Commission after several units are completed to make certain that everything is working as anticipated. **Yeas 7- Nays-0**

Minor Subdivision Request PC 2017-4 filed by Rodney Mason, President and CEO for Swiss Village Inc., 1350 West Main Street, Berne Indiana.

Brett Miller, representing Swiss Village, stated that because Swiss Village had already sold two parcels off of this tract, and because they wish to divide this parcel in to two more tracts, they must have approval from this board. Of the sixteen and one-half acres, eleven acres includes the Wellness Center, and the other tract is five and one-half acre where the maintenance building is located.

With no further public comments, and no further questions from the Board and on a motion by Linda Steury and a second by Brent Lehman, the board unanimously approved Minor Subdivision Request PC 2017-4 presented. **Yeas 7- Nays-0**

Approval of Minutes-

January 23, 2017- On a motion by Linda Steury and a second by Brent Lehman the were unanimously approved as written. **Yeas 7- Nays-0**

April 28, 2017- On a motion by Linda Steury and a second by Jerry Burke the were unanimously approved as written. **Yeas 7- Nays-0**

New Business None

Old Business None

Adjournment On a motion by Jerry Burke and a second by Brent Lehman, the meeting was adjourned. **Yeas 7- Nays-0**