

ROME CITY PLAN COMMISSION
Regular Meeting
September 19, 2019

The Rome City Plan Commission held their regular meeting on Thursday, September 19, 2019 at 6:30 p.m. in the Rome City Town Hall. The meeting was called to order by Plan Commission President Kelly Morris at 6:30 p.m.

Members Present:

Leigh A. Pranger-Secretary
Nick Heffner

Kelly Morris
Barb Tatman

Members Absent:

Brent Leiter

Kirk Klein

Rollcall determined a quorum was present.

Interested parties in attendance: Dustin Glick, Town Attorney, Karen and Bryan Rider, Rose Rhetts, Melissa Smith, Cathy Stidham, Jim Perkins, Ken Cook, Craig Ralston, Tom and Debbie Waltherhouse, Stan and Mary Wilson, Landen Tackett, Mark Shaver, Dennis Carpenter, and Doug Atz.

Member Tatman made a motion to waive the reading of the minutes and approve them as presented. Second by Member Heffner. All in favor-aye. Motion Carried. The minutes were posted on the bulletin board for everyone to read.

NEW BUSINESS

President Morris read the resignation of Member Nita Dodd and noted we are looking for a replacement from the Oak Shores Subdivision.

Simple Subdivision #2019-13.

Limberlost Properties LLC, 3204 E 900 N, Rome City, IN are requesting primary and secondary approval of a one lot Simple subdivision hereby known as Cooks Subdivision, More Fully described as a subdivision located in the Southwest Quarter of Section 15, Township 35 North, Range 10 East, in Noble County, the State of Indiana and being more particularly described as follows, to-wit:

Commencing at a Harrison Marker at the Southwest corner of said Southwest Quarter; thence South 89 degrees 08 minutes 33 seconds East (assumed bearing and basis of bearings to follow), a distance of 934.80 feet along the South line of said Southwest Quarter and within the right-of-way of County Road 900 North to a DuraNail with a "Miller" identification ring set at the POINT OF BEGINNING of the herein described tract; thence North 01 degrees 38 minutes 41 seconds West, a distance of 1103.66 feet to a 2" steel pipe; thence South 59 degrees 22 minutes 54 seconds East, a distance of 62.28 feet to a point on the West line of a 0.038 acre tract, said point being referenced by a 5/8" steel rebar with a "Doyle" identification cap found 0.23 feet North; thence South 01 degrees 04 minutes 24 seconds West, a distance of 13.00 feet along said west line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found on the

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South line of said 0.038 acre tract; thence South 88 degrees 55 minutes 36 seconds East, a distance of 22.94 feet along said South line to a 5/8" steel rebar at the Northwest corner of Lot #9 in the plat of Routsong's South Shore Addition to Sylvan Lake; thence South 04 degrees 35 minutes 53 seconds West, a distance of 44.60 feet along the west line of said Lot #9 to a 5/8" steel rebar on the South line of said Lot #9; thence South 89 degrees 07 minutes 48 seconds east, a distance of 75.00 feet (deed) along said South line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found on the West right-of-way line of Lions Drive; thence South 03 degrees 03 minutes 28 seconds West, a distance of 325.50 feet (deed) along said right-of-way line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found on tangent curve, concave to the Northeast having a radius of 250.00 feet; thence Southeasterly along said curve and said right-of-way a distance of 263.50 feet, having a central angle of 60 degrees 23 minutes 21 seconds, and a chord of 251.47 feet with a bearing of South 33 degrees 26 minutes 29 seconds East to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found; thence South 76 degrees 29 minutes 43 seconds East, a distance of 48.96 feet along said right-of-way to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found; thence South 80 degrees 56 minutes 18 seconds East, a distance of 78.13 feet along said right-of-way to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found; thence South 01 degrees 47 minutes 10 seconds East, a distance of 219.26 feet along said right-of-way to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found; thence South 39 degrees 31 minutes 57 seconds West, a distance of 307.66 feet along said right-of-way to a DuraNail with a "Miller" identification ring found on the South line of said Southwest Quarter; thence North 89 degrees 08 minutes 33 seconds West, a distance of 173.00 feet along said South line and within the right-of-way of County Road 900 North to the Point of Beginning. Containing 5.397 acres, more or less. Subject to the right-of-way of Lions Drive, County Road 900 North and subject to easements of record.

President Morris called for Limberlost Properties LLC to present their petition. Mr. Ken Cook stated he would like to divide the property into 5.397 acres along Lions Drive. The top corner lot would be for his garage and the rest of the property would be divided for garages for the homes along Lions Drive. President Morris informed Mr. Cook the property is zoned Parks and Recreation and he will be limited to basically using the property for park land. She felt he has the cart before the horse as he should apply for a Rezoning for the use he wants. She added what you are talking about doing with the property is residential and he will not be able to do what he is proposing under the Parks and Recreation zone. Mr. Cook then asked if he should purchase the property and then ask for a rezone. President Morris stated the normal way is to rezone first. Sectary Pranger stated most people will put the purchase of the property contingent upon obtaining the proper zoning. If the zoning is not granted, then the purchaser can back out of the agreement. Realtor for Ken Peterman and Ken Cook, Craig Ralston, stated he was told he could buy the property without rezoning it. Secretary Pranger stated sure he can buy it but he might be stuck with the current zoning of Parks and recreation if the board does not grant the rezoning. She added a rezone is not a given it has to comply with the adjoining neighbors and the comprehensive plan.

President Morris asked for interested parties wishing to be heard.

Melissa Smith, 975 Lions Drive, asked what Mr. Cook's ^{barn} would be used for and which road will he be accessing the barn? Mr. Cook stated the barn will be for storage and the driveway will be off 900N. Cathy Stidham, 967 Lions Drive, asked how the narrow area to the north will be used? Mr. Cook stated he wants to sub-divide into lots for the houses along Lions Drive. Mrs. Stidham asked how the lots will be accessed? Mr. Cook stated, he would leave the access for the drives up to the town to decide. He noted the area under discussion is dangerous now with the hill and the curves and he would be willing to work with the town to straighten out the road if they think it necessary. Mr. Stan Wilson asked Mr. Cook to tell and little about himself? Mr. Cook sated he has lived in Rome City his entire adult life and sells cars for a living. Secretary Pranger read a note from Derek Hefty notified owner, he is opposed to the subdivision as it will not bring income into the town.

After some discussion, Mr. Cook asked the board to table his request until he can look into the proper rezoning for the land and then he will bring back the subdivision. Member Tatman made a motion to table Subdivision #2019-13. Second by Member Heffner. All in favor-aye. Motion Carried.

OLD BUSINESS

Secretary Pranger passed out copies of the building permit fees agreed upon at the August meeting. She asked the board to look it over before she advertised it for passage. Member Tatman stated everything looks in order and made a motion to advertise for the October meeting. Second by Member Heffner. All in favor-aye. Motion Carried.

MISCELLANEOUS BUSINESS

Nothing for Miscellaneous Business.

Next Meeting: October 17, 2019 at 6:30 p.m.

There being no further business Member Tatman made a motion to adjourn the meeting at 7:00 p.m. Second by Member Heffner. All in favor-aye. Motion Carried.


Kelly Morris, Plan Commission President

Attest: 
Leigh A. Pranger, Secretary