

ROME CITY PLAN COMMISSION

Regular Meeting

January 26, 2017

The Rome City Plan Commission held their regular meeting on Thursday, January 26, 2017 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	Barb Tatman
Kelly Morris	Nick Heffner
Nita Dodd	Kirk Klein

Members Absent:

Brent Leiter

Rollcall determined a quorum was present.

Interested parties in attendance: Attorney Dustin Glick, Lawrence Emerson, Scott Zeigler-Surveyor, and Hershel and Margaret Handshoe.

Member Tatman made a motion to waive the reading of the minutes and approved 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.

OLD BUSINESS

Secretary Pranger informed the board she is still working on the updates to the UDO for the boards review. She will forward copies by email as soon as they are completed.

NEW BUSINESS

1. Election of Officers-after some discussion Member Tatman made a motion to approve Kelly Morris for President, Nick Heffner for Vice-President and Leigh Pranger for Secretary. Second by Member Klein. All in favor-aye. Motion Carried.

2.Simple Subdivision #2017-01

Lawrence and Sue Ann Emerson-106 Gale Street, Rome City, IN are requesting primary and secondary approval of a one lot subdivision hereby known as Emerson's Addition to Rome City (the location of the parcel (98' X 58') is directly south of 554 Grant Street, Rome City, IN. Said subdivision involves the following described real estate in Noble County, located in the Northwest Quarter of Section 16 Township 35 North, Range 10 East, in Orange Civil Township, Noble County, the State of Indiana and being more particularly described as follows, to-wit: Commencing at the Southeast corner of Lot Number 200 in the Original Plat of Rome City, as recorded in Noble County Deed Record Book 1, Page 631, said point being marked by a #5 Zeigler Rebar; thence South 00 degrees 09 minutes 56 seconds East, parallel with the West line of Fiandt's Addition to Rome City, as recorded in Noble County Plat Book 4, Page 305, for 80.00 feet to the Southerly line of Grant Street, said point being marked by a #5 Zeigler Rebar; thence South 89 degrees 21 minutes 08 seconds West, along the Southerly line of said Grant Street, for 144.30 feet (recorded as 143 feet) to the Point of Beginning for this description, said point being the Northwest corner of a tract of land conveyed to John E. and Patricia C. Bloomfield; thence South 00 degrees 09 minutes 56 seconds East, parallel with the West line of said Fiandt's Addition to Rome City and a portion of the Westerly line of said Bloomfield, for 58.00 feet, said point of being marked by a #5 Zeigler Rebar; thence South 89 degrees 21 minutes 08 seconds West, parallel with the Southerly line of Grant Street, and also being along a portion of the Northerly line of said Bloomfield tracts of land, for 98.00 feet to the Northwest Corner of said Bloomfield tract of land and being marked by a #5 Zeigler Rebar; thence North 00 degrees 09 minutes 56 seconds West parallel with the West line of said Fiandt's Addition, also being the Northerly prolongation of the Westerly line of said Bloomfield, for 58.00 feet to a #5 Zeigler Rebar set on the Southerly line of said Grant Street; thence North 89 degrees 21

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minutes 08 seconds East, along the Southerly line of said Grant Street, for 98.00 feet to the Point of Beginning. Said tract containing 0.13 Acres more or less, and is subject to all public road right-of-ways and easements of record. The proposed plat is on file in the Rome City Town Hall. Interested parties desiring to present their views upon the primary plat may do so through written suggestions or objections to the provisions of said plat must be filed with the Secretary of the Commission, on or before the public hearing and will be heard by the Plan Commission at the time and place specified. Said hearing may be continued from time to time as may be necessary. The petition, primary/secondary plat and full legal description are on file and may be examined at the Rome City Town Hall, 402 Kelly Street, Rome City, Indiana.

President Morris called for Mr. Lawrence Emerson to present his petition. Mr. Emerson stated surveyor Scott Zeigler will be addressing the board on his behalf. Mr. Zeigler passed out copies of the proposed survey showing the proposed setback lines. Mr. Zeigler informed the board the lot being split does not meet the town's requirements for a subdivision however the logical place to split the property is their proposal. Mr. Emerson owns the land farmland surrounding the lot up to be subdivided. The lot used to have a barn they used for storage. Last year the barn burnt and Mr. Emerson has no desire to build another barn on the lot. However, the neighbor across the street approached him to buy the lot to put up his own storage building. Mr. Zeigler stated the parcel is part of an original out lot to the town. He will make the changes to the plat to meet the counties requirements. Mr. Zeigler stated since the rest of the land is farm ground Mr. Emerson would like to split just where the old barns use to be located and not sell any of the farm land. Members agreed we have too much farm land going to development and stated their approval to sell of the minimum amount of land necessary to build the barn. Member Heffner asked if they would be a business ran out of the building. Mr. Zeigler stated, no the building will strictly be for storage purposes. He added the lot will be sold to Mr. George Sedgewick (Sedgewick Seawalls) to build a building to store his seawall equipment. He noted for the board the parcel will still be zoned AG so those restrictions will apply. Mr. Zeigler also offered to add restrictions to the face of plat so the board would feel more at ease. Member Heffner added then we need to place a restriction of no residential or business use along with no well or sewer in the building. The board members agreed. Mr. Zeigler stated the reason for the setback requests is partly due to where the old barn was located and the large 80' road right of ways in Rome City. The front setback will be 10' from the property line but at least 30' from the actual paved roadway. The building will be 40'x60' and take up mostly the same area as the old barn.

President Morris called for interested parties on behalf of Subdivision #2017-01. Secretary Pranger stated all the neighbors were notified by mail and most returned with no comments. However, Mr. Howard Murray stated his request to make sure all the items currently stored on the lot next to him, by Mr. Sedgewick, be stored inside the building. The board stated they will work with Mr. Sedgewick to see that the items are stored. Mr. and Mrs. Handshoe, adjoining owners to the east were present to let Mr. Emerson know they are also interested in the property should something happen to his agreement with Mr. Sedgewick, they had no statement. There being no further comments President Morris called for a motion. Member Tatman made a motion to approve with restrictions, No sewer, no water, no business, and no residential uses contingent upon approval by the Rome City Board of Zoning Appeals. Second by Member Heffner. All in favor-aye. Motion Carried

MISCELLANEOUS BUSINESS

Nothing on the agenda.

Next Meeting: Thursday, February 16, 2017 at 6:30 p.m.

There being no further business VP Heffner made a motion to adjourn the meeting at 6:57 p.m. Second by Member Tatman. All in favor-aye. Motion Carried.

Kelly Morris, President

Attest: _____
Leigh A. Pranger, Secretary

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