

ROME CITY PLAN COMMISSION
Regular Meeting
April 18, 2019

The Rome City Plan Commission held their regular meeting on Thursday, April 18, 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	Kelly Morris
Kirk Klein	Barb Tatman
Nick Heffner	Nita Dodd

Members Absent:

Brent Leiter

Rollcall determined a quorum was present.

Interested parties in attendance: Attorney Dustin Glick, Jack Garrett, Josh and Heather Molen, Trevor and Chelsea Molen, Josh Lash-Surveyor for the Molen's.

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

NEW BUSINESS

Simple Subdivision #2019-05

Josh and Heather Molen, 881 Lakeside Drive, Rome City, IN 46784 are requesting primary and secondary approval of a one lot Simple subdivision hereby known as: Sylvan Lake Forested Estate; to divide one acre from the parent parcel of 12.67 acres.

A tract of land located in the Northwest Quarter of Section 15, Township 35 North, Range 10 East, in Noble County, the State of Indiana, more fully described as follow:

Commencing at the Southeast corner of the West Half of said Northwest Quarter marked by a rebar found this survey; thence N 00degrees37'44" W (Grid Bearing), along the East line of said West Half, for 400.00 feet to a rebar set and being the point of beginning; thence continuing N 00degrees37'44" W, along the East line of said West Half, for 141.48 feet to a rebar set; thence S 89degrees22'16" W, for 270.00 feet to a rebar found (Capped rebar inscribed "Joshua P. Lash, PS 20900180"); thence S 00degrees37'44" E, parallel with the East line of the West Half of said Northwest Quarter, for 189.99 feet to a rebar found (Capped rebar inscribed "Joshua P. Lash, PS 20900180"); thence N 87degrees28'26" E, 71.14 feet to a rebar found (Capped rebar inscribed "Joshua P. Lash, PS 20900180"); thence N 62degrees02'18" E, for 103.11 feet to a rebar found (Capped rebar inscribed "Joshua P. Lash, PS 20900180"); thence S 89degrees59'28" E, for 107.31 feet to the point of beginning, said tract of land containing 1.00 acre, more or less , and being subject to all public road rights-of-way and all easements of record.

President Morris called for the Molen's to present their petition to the board. Mr. Josh Lash, Surveyor for the Molen's passed out copies of the proposed one-lot subdivision. He stated the

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subdivision meets all the code requirements (i.e. lot width, size and setbacks), the lot is located in a Zone X on the floodplain map which notes it is not in a flood plain, the lot will be one acre and connected to the town sewer. He informed the board the required setbacks for the house are shown on the lot. In regards, to additional road right of way being denoted on the plat, this will be taken care of within the next couple of months. Mr. Lash stated, currently the road is contained with property owned by Mr. Molen and he is willing to divided off the existing road and within a 40' road right of way to the town. Mr. Lash informed the board the surveying for the right of way will take a little time as the road is off centered and the utilities run down the west side of Bayview Drive. So he needs to make sure it will all be contained within the 40' right of way. Secretary Pranger informed the board she is aware of the issues and will work with Mr. Lash and Molen to get the road right of way dedicated to the town within the next few months.

President Morris called for interested parties on behalf of Subdivision #2019-05. Mr. Jack Garrett adjoining property owner to the west of the Molen property, stated he has no objection to the subdivision. Secretary Pranger informed the board all adjoining owners were notified and eleven out of the nineteen notified returned with no comments.

President Morris stated since all the requirements have been met on the subdivision and we have no objections from the neighboring properties asked for a motion to approve the Subdivision. Member Heffner made a motion to approve Sylvan Lake Forested Estate-one lot subdivision. Second by Member Klein. All in favor-aye. Motion Carried.

Mr. Lash will take care of the recording at the courthouse and return a recorded copy to the Town Hall.

OLD BUSINESS

Rezoning Petition #2019-01(Limberlost Golf Course)-Request to table. Member Taman made a motion to table #2019-01 until the petitioner requests it go on the docket. Second by Member Klein. All in favor-aye. Motion Carried.

MISCELLANEOUS BUSINESS

Discussion on updates to the Rome City Unified Development Code- Secretary Pranger informed the board the legal notice was advertised for approval at the April 18, 2019 meeting. The board stated they review the notice and it contained all the changes we discussed. President Morris asked for interested parties on the Ordinance #2019-05 on the UDO updates. None were present. Member Klein made a motion to make a favorable recommendation to the Rome City Town Council to approve the listed changes and updates. Second by Member Dodd. All in favor-Aye. Motion Carried.

Rules of Procedure for BZA and Plan Commission: Secretary Pranger asked the board their preference on the copies of both BZA and Plan Commission rules of procedure she distributed at the last meeting. The board agreed they preferred the rules of procedure Mrs. Pranger developed. Secretary Pranger stated she will advertise the Rules of Procedure for the BBZA and Plan Commission for approval at the May Meeting and Final approval will take place on June 10 by the Town Council.

Discussion on Increasing Building, Planning and Zoning Fees-Secretary Pranger advised the board she is still working on the changes for the Fees and should have something ready for review at the May meeting. Noble County Building Department will be increasing their inspection fees from \$15 per inspection to \$30 an inspection. Secretary Pranger advised she will gather the fees for other municipalities in Noble County and put them on a spread sheet and include our fees along with the proposed fee, to determine what fees amounts will keep the town in the black.

ON HOLD-Discussion on Dog Kennels-Secretary Pranger informed the board they need to review our dog kennel code as it appears Noble County's push for new restrictions have stalled. Secretary Pranger stated she will get copies of the proposed Noble County Ordinance and forward copies to the board to see if anything is usable and would work for us. Form that we can decide how to move forward with restrictions for our 2-mile jurisdictional area. Attorney Eberhard suggested Secretary Pranger contact Robbie Miller, Lagrange Plan Director, to get a copy of their ordinance and pick her brain for ideas that might work for Rome City.

Next Meeting: May 16, 2019 at 6:30 p.m.

There being no further business Member Klein made a motion to adjourn the meeting at 6:52 p.m. Second by Member Dodd. All in favor-aye. Motion Carried.



Kelly Morris, Plan Commission President

Attest: 

Leigh A. Pranger, Secretary