

**JOINT
ROME CITY PLAN COMMISSION
BOARD OF ZONING APPEALS
Regular Meeting
January 10, 2019**

The Rome City Plan Commission held a joint regular meeting with the Rome City Board of Zoning Appeals on Thursday, January 10, 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
Brent Leiter	Nita Dodd
Nick Heffner	

Members Absent:

Kirk Klein	Barb Tatman
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Rollcall determined a quorum was present.

Interested parties in attendance: Attorney Bill Eberhard.

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

The Rome City Board of Zoning Appeals held a joint regular meeting with the Rome City Plan Commission on Thursday, January 10, 2019 at 6:30 p.m. in the Rome City Town Hall. The meeting was called to order by BZA President Judy Fox at 6:30 p.m.

Members Present:	Leigh A. Pranger-Secretary	Kelly Morris
	Judy Fox	

Members Absent:

Christine Coe	Mike Friskney
Barb Tatman	

Rollcall determined a quorum was not present. No official meeting could be held. The BZA members decided to stay for the meeting for discussion purposes. No decisions will be made.

OLD BUSINESS

Nothing on the agenda.

NEW BUSINESS

Election of Officers-Member Heffner made a motion to retain the same slate of officers as 2018, those being President-Kelly Morris, Vice-President Barba Tatman, Secretary-Leigh A. Pranger. Second by Member Dodd. All in favor-aye. Motion carried.

MISCELLANEOUS BUSINESS

Discussion on Horse Effluent Ordinance. Attorney Eberhard informed the board, Lagrange County first looked into this type of ordinance when the Lagrange County Health Inspector became concerned about the amount of effluent that was getting into their waterways from the ditches along the roadways. Lagrange found the majority of their drainage drains to their lakes and the effluent was causing pollution in the waterways. However, Lagrange County could not come up with an effective way to reduce the effluent on the roadways nor get the Amish community to buy into there was a problem.

Attorney Eberhard stated the issues are the same although the Town of Rome City can show direct pollution of Sylvan Lake due to all the storm sewer located on State Road 9 and Front Street outlet directly into the lake. The board discussed the issues with this type of ordinance. One of the largest issues will be enforcement, member Heffner stated in Grabill or Leo when they issue tickets to the Amish they do not pay and instead fight the tickets, which is costing the municipality a lot of money. Member Heffner stated, it doesn't seem worth it if it costs the town money. Member Pranger stated, it seems to work in Pennsylvania, perhaps we need to contact them and see how they make it work or if it does work, before proceeding forward. Attorney Eberhard proposed we have an informal meeting with the Sylvan Lake Association members to see if they are in favor of this type of ordinance. Secretary Pranger suggested the April meeting by then we should have some information back from Lancaster, PA and Leo /Grabill. The board advised Secretary Pranger to contact the other communities to get their feedback before scheduling a meeting with the Lake Association.

Discussion on Flood Hazard Control Ordinance. The board discussed the Flood hazard Ordinance in regard to the Williams/Angell/White issue. Attorney Eberhard advised upon reviewing the ordinance it appears the Indiana Department of Natural Resources should have had Williams/Angell apply for a permit through Division of Water-Floodplain as this would be considered development taking place within a floodplain at the very least a floodplain analysis should have been completed. Plan Director Pranger also should have asked them for a floodplain analysis from the IDNR. The board then asked what their options are: 1) Do nothing and allow Williams/Angell to build the second wall 2) reverse the Plan Directors decision and have Williams/Angell remove the wall 3) Request an explanation from IDNR on the no permit decision and ask for a Flood Plain analysis.

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.

Discussion on Increasing Building, Planning and Zoning Fees-Secretary Pranger informed the boards 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.

Discussion on updates to the Rome City Unified Development Code- Secretary Pranger informed the board the updates have been setting on the back burner for a couple of years and we really need to move forward with the updates. Those being: Signage-exempt government agencies from animated signage restriction, increase the size of billboard/signs along State road 9 in a GB and CB district

Definitions we need to add: Simple subdivision, Carports, Graphic for Lakefront Access

Lighting Standards: General Business District were left out

Development Standards Matrix-accessory Height from 16' to 30' in an Agricultural District.

Single Family District-reduce lot size from 10,000 sq. ft down to 8,500 sq. ft. With 60' of road frontage, change the rear yard for primary building setbacks from 20' down to 10'

Sheds: on a non-permanent foundation and no bigger than 12'x16' have a rear yard setback of 5' and side yard setback of 5'.

Allow Certificate of Mailings instead of Certified.

Fences in Single Family District a-allow wire fence with wood posts.

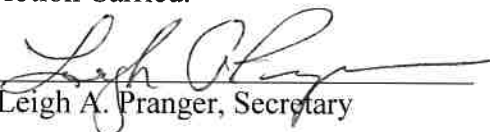
Lake Residential-Lot coverage to include decks for 75% coverage.

Next Meeting: Reminder- Attorney Eberhard previously requested the February meeting be moved to February 7th to accommodate his schedule.


There being no further business Member Heffner made a motion to adjourn the meeting at 8:15 p.m. Second by Member Leiter. All in favor-aye. Motion Carried.



Kelly Morris, Plan Commission President

Attest: 

Leigh A. Pranger, Secretary



Judy Fox, Board of Zoning Appeals
President

Attest: 

Leigh A. Pranger, Secretary