

ROME CITY PLAN COMMISSION

Regular Meeting

May 18, 2017

The Rome City Plan Commission held their regular meeting on Thursday, May 18, 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

Nita Dodd

Members Absent:

Brent Leiter

Kirk Klein

Nick Heffner

Rollcall determined a quorum was present.

Interested parties in attendance: Attorney Bill Eberhard, Josh Lash, Sexton surveying.

Member Tatman 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.

OLD BUSINESS

Nothing on the agenda.

NEW BUSINESS

1. Standard Subdivision #2017-13

Murray Land Investments LLC, 1110 Kelly Street, Rome City, IN (otherwise known as the Pepsi plants) are requesting primary and secondary approval of a two lot Standard subdivision hereby known as Murray Land Investments, Lots 1 & 2. More fully described as follows: A tract of land in the southeast quarter of Section 16, Township 35 North, Range 10 East, in Noble County, State of Indiana:

Commencing at the southeast corner of said southeast quarter marked by a Harrison Marker found this survey; thence west (assumed bearing), along the south line of said southeast quarter, for 1311.37 feet to the point of beginning at the southeast corner of the southwest quarter of said southeast quarter; thence continuing west, along the south line of said southeast quarter, for 417.00 feet to a 2" pipe found at the southeast corner of a tract of land conveyed to Clyde Conley and Alma Conley per Noble County deed record 171, page 201; thence N 00 degrees 48 feet 06 inches W, parallel with the east line of the southwest quarter of said southeast quarter and along the east line of said Conley tract for 500.00 feet to a capped rebar found at the southwest corner of a tract of land conveyed to Jason Gromaski and Jessica Gromaski per Noble County document No. 140300339; thence east, parallel with the south line of said southeast quarter, for 417.00 feet to the southeast corner of said tract of land conveyed to Gromaski and on the east line of the southwest quarter of said southeast quarter. Thence S 00 degrees 48 feet 06 inches E, along the east line of the southwest quarter of said southeast quarter, for 500.00 feet to the point of beginning, said tract of land containing 4.79 acres, more or less, and being subject to all public road rights-of-way and all easements of record. The above described tract of land is also subject to and benefitted by a 50 foot ingress/egress easement, more fully described as follows: commencing at the southeast corner of the above described tract of land; thence N 00 degrees 48 feet 06 inches W, along the east line of the southwest quarter of said southeast quarter, for 115.00 feet to the point of beginning of this description; thence continuing N 00 degrees 48 feet 06 inches W, along the east line of the southwest quarter of said southeast quarter, for 50.00 feet; thence west, for 50.00 feet; thence N 00 degrees 48 feet 06 inches W, for 93.85 feet; thence west, for 238.00 feet; thence south, for 50.00 feet; thence east, for 188.69 feet; thence S 00 degrees 48 feet 06 inches E, for 93.85 feet; thence east, for 100.01 feet to

P.O. Box 338

402 Kelly Street

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the point of beginning, said tract of land containing 0.44 acres, more or less, and being subject to all public road rights-of-way and all 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/secondary 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. Josh Lash to present Mr. Murray's petition. Mr. Lash passed out copies of the proposed Subdivision showing the proposed setback lines. Mr. Lash informed the board the property is currently in three pieces and they want to combine to make two lots with lot an easement for both lots to have ingress and egress clause. Mr. Lash passed out copies of the proposed subdivision for the board to review. Mr. Lash noted the property is currently zoned General Business and will remain so. Mr. Lash directed the board to the rear yard setback shown on the plat as a five foot setback. Mr. Lash informed the board this is the setback for accessory buildings not the primary structure. He noted Noble County will only allow for one setback to be shown on the plat. He asked that the board approve the accessory line of 5' for the plat and he will note the primary setback of seven feet in the table on the face of the plat. Attorney Eberhard stated the board can instruct Mr. Lash to make the changes to the face of the plat. The board stated they see no other issues with the plat and it will be less intensity of use.

President Morris called for interested parties on behalf of Subdivision #2017-13. Secretary Pranger informed the board all adjoining property owners were notified and five out of eleven returned with no comments. Mrs. Alma Conley, west side property owner was present to ask about the septic tank. Will they use the one existing tank or install more to accommodate, the other structures. The board determined Mrs. Conley thought this would be a housing addition and assured her the land owner is just asking to divide the two existing building onto their own lots. Mr. Conley then asked if something could be done about the water run off issue on the back of the property. The water runs into their field and makes a portion of the field untillable. Mr. Lash gave Mrs. Conley the property owners' contact information so she can discuss the issues directly with him. Mrs. Conley stated she has no objection to the subdivision she would like to see the buildings used. There being no other interested parties President Morris called for a motion. Member Tatman made a motion to approve Murray Land Investments 2-lot subdivision subject to the changes to the plat regarding the rear yard setback. Second by Member Dodd. All in favor-aye. Motion Carried.

MISCELLANEOUS BUSINESS

Secretary Pranger informed the board now that the board approved the two lot subdivision. The two buildings will need their own addresses. After speaking with the GIS coordinator he suggested the north building be addressed 1110 Kelly Street and the South building be 1112 Kelly Street. Member Tatman made a motion to approve the new addresses for 1110 and 1112 Kelly Street for the old Pepsi buildings. Second by Member Dodd. All in favor-aye. Motion carried.

Next Meeting: June 15th meeting canceled nothing for the agenda. July 20, 2017 for the next meeting.

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

Kelly Morris, President

Attest: _____
Leigh A. Pranger, Secretary

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