

ROME CITY PLAN COMMISSION

Regular Meeting

March 15, 2018

The Rome City Plan Commission held a joint meeting with the Rome City Board of Zoning Appeals their regular meeting on Thursday, March 15, 2018 at 6:30 p.m. in the Rome City Town Hall. The meeting was called to order by Plan Commission President Kelly Morris at 6:40 p.m.

Members Present:

Leigh A. Pranger-Secretary Barb Tatman

Kelly Morris Nita Dodd

Kirk Klein Nick Heffner

Members Absent:

Brent Leiter-excused

Rollcall determined a quorum was present.

Interested parties in attendance: Attorney Bill Eberhard, Ben Rice, Gary Schiltz

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

Nothing on the agenda.

NEW BUSINESS

Standard Subdivision #2018-02

Gary and Ryan Schiltz of 1420 North Shore Dr., Rome City, IN, are requesting primary and secondary approval for a Minor Subdivision (North Shore Beach 1 & 2) for the backlot of 1420 North Shore Drive, Rome City, IN 46784, for himself and on behalf of Benjamin and Amanda Rice, 1097 Co Rd 20, Corunna, IN 46730.

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 10 EAST, IN NOBLE COUNTY, THE STATE OF INDIANA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT #17 IN BRADY'S ADDITION, AS RECORDED IN NOBLE COUNTY PLAT BOOK 2, PAGE 185; THENCE SOUTH 0 DEGREES 23 MINUTES 00 SECONDS WEST (GRID) FOR 10.01 FEET ALONG THE WEST LINE EXTENDED OF SAID LOT #17 TO A REBAR STAKE IN THE NORTH RIGHT-OF-WAY LINE OF A 30 FOOT PUBLIC ROAD BORDERING THE NORTH SIDE OF THE PLATS OF RECREATION BEACH (NOBLE COUNTY PLAT BOOK 2, PAGE 178) AND O'CONNOR BEACH ADDITION (NOBLE COUNTY PLAT BOOK 2, PAGE 82-83); THENCE SOUTH 88 DEGREES 24 MINUTES 52 SECONDS WEST FOR 660.07 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A REBAR STAKE; THENCE NORTH 87 DEGREES 15 MINUTES 40 SECONDS WEST FOR 159.40 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A REBAR STAKE; THENCE NORTH 88 DEGREES 43 MINUTES 48 SECONDS WEST FOR 20.58 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A REBAR STAKE, THE TRUE POINT BEGINNING; THENCE NORTH 88 DEGREES 43 MINUTES 48 SECONDS WEST FOR 21.42 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A REBAR STAKE; THENCE SOUTH 85 DEGREES 07 MINUTES 22 SECONDS WEST FOR 42.72 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 81 DEGREES 27 MINUTES 00 SECONDS, WEST FOR 15.82 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE

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NORTH 0 DEGREES 23 MINUTES 00 SECONDS EAST FOR 94.77 FEET; THENCE SOUTH 83 DEGREES 44 MINUTES 00 SECONDS EAST FOR 80.00 FEET; THENCE SOUTH 0 DEGREES 23 MINUTES 00 SECONDS WEST FOR 80.53 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.158 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL PUBLIC ROAD RIGHTS-OF-WAY AND ALL EASEMENTS OF RECORD

President Morris called for Mr. Rice and Mr. Schiltz to present their petition to the board. They approached the board with the proposed 2-lot subdivision to be called North Shore Beach. Mr. Schiltz informed the board he owns the lot and does not use the whole property and would like to sell half of the property to Mr. Rice. He noted the two lots will be the same size. Member Pranger asked how the lots will be used? Mr. Schiltz stated he will have a 10'x16' storage shed on his lot and use the rest of it for overflow parking. Mr. Rice stated he is building a new home down the road and has no current plans for the lot other than overflow parking. He stated, they may build a garage in the future. The board reviewed the plat and noted the lots were undersized and referred the issue to the Board of Zoning Appeals. The Board of Zoning Appeals approved the variance with the following restrictions to be added to the face of the plat. Garage Lots Only and No Residential Use. Upon the approval of the variance Chair Morris called for a motion and vote on subdivision 2018-02. Member Heffner made a motion to approve the North Shore Beach Subdivision with the restrictions of Garage Lots Only and No Residential Use added to the face of the plat. Second by Member Dodd. All in favor-aye. Motion Carried.

MISCELLANEOUS BUSINESS

Address Approval: Lot 10 in Oak Shores-9273 N 150 E, Rome City, IN 46784
296 Grant Street-owned by Laraine Peckinpaugh.

Secretary Pranger informed the board she need approval of the two addresses. One is for a new home in Oak shores Subdivision and the other is for a lot in town. Member Pranger made a motion to approve both addresses. Second by Member Tatman. All in favor-aye. Motion Carried.

Next Meeting: April 19, 2018

There being no further business Member Tatman made a motion to adjourn the meeting at 7:01 p.m. Second by Member Pranger. All in favor-aye. Motion Carried.

Kelly Morris, President

Attest: _____
Leigh A. Pranger, Secretary