

ROME CITY PLAN COMMISSION
Regular Meeting
October 17, 2019

The Rome City Plan Commission held their regular meeting on Thursday, October 17, 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
Nick Heffner	Barb Tatman
Brent Leiter	

Members Absent:

Kirk Klein

Rollcall determined a quorum was present.

Interested parties in attendance: Dustin Glick, Town Attorney

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

NEW BUSINESS

Vacation #2019-16PC

Charles and Becky Carson, 1260 Limberlost Trail, Rome City, IN are requesting to vacate Lot 2 in Limberlost Farm Addition Section 1 and the private drive located between the Carson's property (Frl Pt Nw1/4 Sec 23 .47a) and Lots 1, 2 in Limberlost Farm Addition Section 1 all are within the Zoning jurisdiction area of the Town of Rome City. The house is located on the west side of Limberlost Trail and Lot 2 is directly to the North of the house along Sylvan Lake. The lot to be vacated is approximately .25 acres and the portion of the private drive to be vacated is approximately .051 acres. All will be replatted into Lot 1 of Carson's Addition to Limberlost Farm Addition, Sect 1.

Standard Subdivision #2019-20PC

Charles and Becky Carson, 1260 Limberlost Trail, Rome City, IN are requesting primary and final approval for a one (1) lot minor subdivision to be known as: "Carson's Addition to Limberlost Farm Addition, Sect 1" said subdivision is located within the Zoning jurisdiction of the Town of Rome City, Part of the Northwest Quarter of Section 23, Township 35 North, Range 10 East, Orange Township, Noble County, State of Indiana, Lot 1 consists of .76 acres more or less; common address 1260 Limberlost Trail, Rome City, IN 46784. More particularly described as follow, to-wit:

Beginning at the Southwest corner of Lot Number 3 in the Plat of Limberlost Farm Addition, Section 1, as recorded in Noble County Plat Book 4, Page 112, said point being located 0.20 feet East of an 0.09 feet South of a ½ inch square Iron Pin (Basis of bearings for this survey is southerly line of said Plat being held as the Record Bearing of thence South 65 degrees 00

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minutes 00 seconds East); thence South 24 degrees 33 minutes 38 seconds West, along the Southerly prolongation of the Westerly line of said Lot 3, for 10.01 feet to a Zeigler Marker Spike; thence South 64 degrees 54 minutes 10 second East, for 16.93 feet to the Northerly prolongation of the Easterly line of a tract of land conveyed to Charles F. and Becky L. Carson, as described in Noble County Document No. 011200423, said point being marked by a Zeigler Marker Spike; thence South 01 degrees 49 minutes 26 seconds East, for 11.25 feet to the Northeast corner of said Carson tract of land, said point being marked by a ½ inch square Iron Pin; thence South 01 degrees 49 minutes 26 seconds East, along the Easterly line of said Carson tract of land, for 198.48 feet (recorded as South, for 198.9 feet) to the Southeast corner of said Carson tract of land, said point of being marked by a #3 Rebar; thence North 71 degrees 53 minutes 56 seconds West, along the Southerly line of said Carson tract of land, for 106.18 feet (recorded as North 70 degrees West, for 106.1 Feet) to the Southwest corner thereof, said point being marked by a #3 Rebar; thence North 02 degrees 16 minutes 19 seconds West, along the Westerly line of said Carson tract of land, for 214.06 feet (recorded as North 214.4 feet) to the Northwest corner thereof, said point being marked by a #2 Rebar; thence North 02 degrees 16 minutes 19 seconds West, along the Northerly prolongation of the Westerly line of said Carson tract of land, for 11.08 feet to a #5 Zeigler Rebar; thence South 64 degrees 54 minutes 10 seconds East, for 43.03 feet the Southerly prolongation of the East line of Lot 1 in said Plat, said point being marked by a Zeigler Marker Spike; thence North 24 degrees 22 minutes 03 seconds East, for 9.92 feet to the Southeast corner of said Lot 1, said point being located 0.42 feet West of and 1.32 feet South of a #4 Rebar; thence continuing North 24 degrees 22 minutes 03 seconds East, along the Easterly line of said Lot 1, for 180.00 feet to a #5 Zeigler Rebar; thence continuing North 24 degrees 22 minutes 03 seconds East, along the Easterly line of said Lot 1, for 14.89 to the shoreline of Sylvan Lake, said shoreline being defined by a concrete seawall; thence South 73 degrees 53 minutes 44 second East, along the shoreline of Sylvan Lake and said concrete seawall, for 30.57 feet to a bend point in said seawall; thence South 45 degrees 21 minutes 01 seconds East, along the shoreline of Sylvan Lake and said concrete seawall, for 26.00 feet to the Northwest corner of said Lot 3, said point being a joint in said seawall; thence South 24 degrees 33 minutes 38 seconds West, along the Westerly line of said Lot 3, for 10.87 feet to a #5 Zeigler Rebar; thence continuing South 24 degrees 33 minutes 38 Seconds West, along the Westerly line of said Lot 3, for 180.00 feet to the Point of Beginning . Said tract containing 0.76 Acres, more or less (33,064 Square Feet), and is subject to all public road right-of-ways and easements of record.

Secretary Pranger informed the board this petition is coming back from two years ago. Attorney Eberhard heard back from the Noble County courthouse that the Plan commission needs to also vacate the private drive between the two lots which we vacated. Therefore, it is being run back through the board to correct the issue. Secretary Pranger informed the board everything is the same from the 2017 petition except the vacate of the private drive. President Morris called for interested parties on behalf of Vacation #2019-16PC and Standard Subdivision ##2019-20PC. No one was in attendance. Secretary Pranger read a letter from adjoining owner Dave and Cathy Putman, Lot 3 in Limberlost Trail Addition, they questioned whether the new subdivision request will relieve them from the existing restrictions imposed by deed in the Limberlost Farm addition. In regards, to the private drive/easement they are assuming that the rights for ingress/egress will remain in place and no blockage of the easement to any of the land owners

(i.e. no fences, gates, plants, etc.) and the road bed to remain stone base or better. Lastly, they asked whether the decision will be permanent and extend to heirs or any future homeowners of our property. The board discussed the issues brought up by the Putman's. In vacating, the lot and the private drive and replatting into a new subdivision then any restrictions would be removed from the property. As for the easement the drive will remain open for access by Lot 1 and 3 in Limberlost Trail and Lot 1 in Carson's Subdivision. The restrictions for the drive to remain open will be included on the Carson's Subdivision plat. Drive to remain open, with a stone surface or better, nothing can be stored on the easement and nothing permanent can be erected. The board stated once the vacations and Subdivision are recorded, they will be permanent and will extend to the owners of Lot 1 and 3 in Limberlost Trail and Lot 1 in Carson's Subdivision. There being no further discussion the President Morris called for a motion on the vacation and subdivision. Member Tatman made a motion to approve Vacation #2019-16PC and Subdivision 2019-19PC per the findings of fact and subject to restrictions of drive to remain open with no permanent buildings or stored equipment and surface to be stone or better. The restrictions to be added to the face of the plat. Second by Member Heffner. All in favor-aye. Motion Carried.

OLD BUSINESS

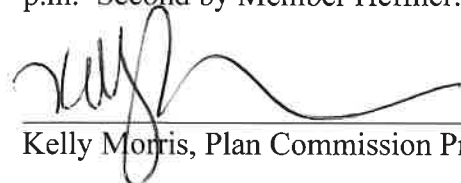
Secretary Pranger passed out copies of the building permit fees and informed the board the public hearing was advertised for tonight's meeting. Present Morris stated the board has reviewed the suggested increases and now it has been advertised. She then asked for interested parties on the building permit increases. No one was present. President Morris called for a motion. Member Tatman made a motion to favorably recommend the building permit fee increases to the Rome City Town Council. Second by Member Leiter. All in favor-aye. Motion Carried.

MISCELLANEOUS BUSINESS


Address for barn corner property of Bayview and North Shore Drive. Secretary Pranger stated the address will be an E911 only address until a house is built on the property. Secretary Pranger informed the board she checked with the Noble County GIS Director and the new address will be 705 Bayview Drive. Member Tatman made a motion to favorably recommend the E911 address of 705 Bayview Drive. Second by Member Heffner. All in favor-aye. Motion carried.

Next Meeting: November 21, 2019 at 6:30 p.m.

There being no further business Member Tatman made a motion to adjourn the meeting at 6:48 p.m. Second by Member Heffner. All in favor-aye. Motion Carried.



Kelly Morris, Plan Commission President

Attest: 

Leigh A. Pranger, Secretary