

ROME CITY PLAN COMMISSION
Regular Meeting
August 27, 2020

The Rome City Plan Commission held their regular meeting on Thursday, August 27, 2020 at 6:00 p.m. in the Rome City Town Hall. The meeting was called to order by Plan Commission President Kelly Morris at 6:31 p.m.

Members Present:

Leigh A. Pranger-Secretary	Kelly Morris
Barb Tatman	Brent Leiter
Kirk Klein	Nick Heffner

Rollcall determined a quorum was present.

Interested parties in attendance: Bill Eberhard-Town Attorney by Zoom, Bruce and Kathy Rietdorf, Larry Young and Shane Perfect for Rome City Properties, Josh Lash-Surveyor, Terry Gaff and Doug Atz-Noble Trails, Maurice Bradshaw and Mike Lortie-Antler's Point,

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.

OLD BUSINESS

Nothing on the agenda for Old Business.

NEW BUSINESS

Vacation #2020-24PC

Bruce C & Kathy E. Rietdorf, 1120 and 1130 North Shore Drive, Rome City, IN is requesting to vacate Lots 3, 4, & part of 5 in O'Connor Beach within the annexed territory of the Town of Rome City, the property is located on the south side of the North Shore Drive. The vacated lots are approximately 0.49 acres and will be replatted into a one lot subdivision called "Rietdorf Place".

Simple Subdivision #2020-25.

Bruce C. and Kathy Rietdorf, 1120 and 1130 North Shore Drive, Rome City, IN 46784 are requesting primary and secondary approval of a one lot simple subdivision hereby known as "Rietdorf Cove". Described as a subdivision located:

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, AS SURVEYED BY JOSHUA P. LASH, INDIANA PROFESSIONAL SURVEYOR #20900180 AND SHOWN ON A PLAT OF SURVEY CERTIFIED ON JULY 13, 2020 AS MIDWEST LAND SURVEYING, LLC, PROJECT #35-10-15-008, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN O'CONNOR BEACH PER NOBLE COUNTY PLAT BOOK 3, PAGES 81, 82, & 83 MARKED BY A IRON PIPE FOUND; THENCE S 86°52'59" E (GRID BEARING) ALONG THE SOUTH LINE OF LOT 3, FOR 130.00 FEET TO THE SOUTHEAST CORNER OF LOT 3; THENCE N 08°51'36" E, ALONG THE EAST LINE OF LOT 3, FOR 40.00 FEET TO THE NORTHEAST CORNER OF LOT 3 AND THE SOUTHEAST CORNER OF LOT 4; THENCE N 51°27'44" E, ALONG THE EAST LINE OF LOT 4, FOR 40.00 FEET TO THE NORTHEAST CORNER OF LOT 4 AND THE SOUTHEAST CORNER OF LOT 5; THENCE N 62°40'07" E, ALONG THE EAST LINE OF LOT 5, FOR 3.32

P.O. Box 338

(260) 854-2412

402 Kelly Street

Rome City, IN 46784

www.townofromecity.org

FEET TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO RICHARD E. DRANG AND KIMBERLY A. DRANG PER NOBLE COUNTY DOCUMENT NUMBER 160500239; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID DRANG TRACT FOR THE FOLLOWING SIX (6) BEARINGS AND LENGTHS: N 41°08'42" W, FOR 38.05 FEET TO A REBAR FOUND; N 42°58'08" W, FOR 28.34 FEET TO A CHAIN LINK FENCE POST FOUND; N 43°49'27" W, FOR 20.52 FEET TO A CHAIN LINK FENCE POST FOUND; N 47°39'32" W, FOR 20.35 FEET TO A CHAIN LINK FENCE POST FOUND; N 49°09'18" W, FOR 43.36 FEET TO CHAIN LINK FENCE POST FOUND; AND N 51°21'26" W FOR 10.05 FEET TO A REBAR FOUND ON THE WEST LINE OF LOT 5 AND THE SOUTHWEST CORNER OF SAID DRANG TRACT; THENCE S 49°57'32" W, ALONG THE WEST LINE OF LOT 5, FOR 6.62 FEET TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 5 AND THE NORTHWEST CORNER OF LOT 4; THENCE S 32°22'59" W, ALONG THE WEST LINE OF LOT 4, FOR 85.12 FEET TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 4 AND THE NORTHWEST CORNER OF LOT 3; THENCE S 03°10'48" W, ALONG THE WEST LINE OF LOT 3, FOR 95.45 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 0.45 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL PUBLIC ROAD RIGHTS OF WAY AND ALL EASEMENTS OF RECORD.

Chair Morris called for Mr. Rietdorf to present the lot vacations and the subdivision. Mr. Rietdorf informed the board he and his wife would like to build a new house and move to the lake. He currently owns two houses on separate lots. He would like to demolish both homes and combine the two lots into one lot and center the new home on the two lots. Chair Morris asked if the shed on Lot 4 will be demolished. Mr. Rietdorf stated, only the gazebo and the detached garage will be kept. Secretary Pranger asked where the private drive is located as it is not shown on the plat. Secretary Pranger asked Attorney Eberhard if the private drive should be shown on the plat. Mr. Rietdorf stated the private road is not located within the prescribed easements shown. The private drive angles into his property and he will be using it to access he garage. Attorney Eberhard stated it should be shown on the plat to eliminate any future concerns about access. Surveyor Lash stated he can add that to the plat. Chair Morris called for interested parties on behalf of Vacation #2020-24 and Subdivision #2020-25. No one was present and Secretary Pranger informed the board all adjoining owners were notified by certified mail. The returned notices had no comments. There being no further discussion Chair Morris called for a motion. Member Tatman made a motion to approve Vacation #2020-24 PC and Subdivision #2020-25-to include private drive on plat-"Rietdorf Cove". Second by Member Klein. All in favor-aye. Motion Carried.

Simple Subdivision #2020-29.

Rome City Properties LLC, Terrence & Debra Kopp, 1240 Oakview Road, Long Lake, MN 55356 owners of the northwest corner of CR 850 N and Eastgate Drive, Kendallville, IN 46755 approximately 15.76 Ac they are requesting primary and secondary approval of a three lot major subdivision hereby known as "The Promised Land Estates". Described as a subdivision located: A tract of land located in the Northwest Quarter of Section 23, Township 35 North, Range 10 East, in Noble County, the State of Indiana, more fully described as follows: Commencing at the southwest corner of said northwest quarter marked by a railroad iron corner post found this survey; thence S 89°32'28" E (record), along the south line of said northwest quarter, for 1353.47 feet to the point of beginning marked by a survey spike found this survey; thence continuing S 89°32'28" E, along the south line of said northwest quarter, for 1140.34 feet to a survey spike found this survey at the intersection of the westerly right-of-way of Eastgate Drive and the south line of said northwest quarter; thence N 01°52'47" E, along the westerly right-of-way line of Eastgate Drive and the southerly prolongation thereof, for 560.92 feet to a rebar set this survey at the southeast corner of Lot 5 in the Secondary Plat of Eastgate Section 1; thence along the southerly line of said Lot 5 in the Secondary Plat of Eastgate Cove Section 1; for the following three bearings and lengths: N 83°08'01" W for 111.11 feet to a rebar found this survey; N 06°51'59" E for 28.57 feet to a rebar found this survey; N 48°54'23" W for 426.47 feet to the edge of Sylvan Lake;

thence along the edge of Sylvan Lake, S 01°40'12" W for 134.67 feet; thence S 48°54'23" E for 204.28 feet; thence S 48°34'32" W for 178.75 feet; thence S 41°25'28" E for 50.00 feet; thence S 48°34'32" W for 62.15 feet; thence S 52°26'29" W for 136.09 feet; thence S 57°56'21" W for 137.53 feet; thence S 68°15'56" W for 51.10 feet; thence S 00°27'32" W for 75.60 feet; thence S 68°15'56" W for 129.60 feet; thence N 00°27'32" E for 129.60 feet; thence N 30°33'00" W for 325.35 feet; thence S 89°06'32" W, along a portion of the south line of Lot 1 in the Secondary Plat of Antlers Point as platted and recorded in Noble County Document Record #020500766, for 183.70 feet to a rebar found this survey; thence S 00°53'28" E, along a portion of the east line of said Lot 1, for 516.20 feet to the point of beginning, said tract containing 12.146 acres, more or less, and being subject to all public road rights-of-ways and all easements of record.

Chair Morris called for Rome City Properties to present their petition to the board. Mr. Larry Young and Mr. Shane Perfect-Surveyor addressed the board with copies of the proposed plat. The plat contained six lots, elevations and partial building lines. Mr. Perfect stated they would like to start out platting three lots and then plat the last three lots in a few years. Secretary Pranger stated in that case the road details need to be included with the subdivision submission along with the specifications on the lift stations and any designated easement for the wastewater. She added the road will need to be asphalt or concrete to meet the ordinance. Attorney Eberhard stated there will need to be cul-de-sacs at both end of the roadway for school buses to turn around. Secretary Pranger pointed out the building line on Lot 3 needs to be redrawn to not included the flood hazard area and Lot 6 shows no access to the road. Attorney Eberhard stated the road won't need to be brought to code until the second phase of the subdivision is done, but you need to plan for the upgrades now. Mr. Young stated the intent is for him to build on Lot 1 and the owner's Terrence & Debra Kopp on Lot 2, leaving Lot 3 and future lots 4, 5, and 6 to friends and relatives. Mr. Young stated he will be leaving as much of the natural grounds as possible. President Morris called for interested parties on behalf of Subdivision #2020-29 "The Promised Land Estates". Mrs. Nancy Reed, 1460 Eastgate Dr., asked for a location of the new road cutting into Eastgate Dr. She stated in the winter the road becomes icy and it is difficult to get up the hill. Mr. Young stated the road will be cut in along the tree line which is toward the top of the hill on Eastgate Drive. Mr. Bradshaw and Mr. Lortie, from Antler's Point Condos asked about Lot 3 and where the drive access will be located and do, they have plans to cut any trees or brush along the Antler's Point driveway? Mr. Young stated the drive access will be onto the installed drive in the subdivision. They will be trimming trees and brush and the dead trees from along the Antler's Point drive. He stated they will not clear cut, but they will make it safer and more aesthetically pleasing. Mr. Bradshaw said he was happy to hear they were going to clean up some of the dead wood. Secretary Pranger informed the board all the owners were notified by certified mail and no one returned with comments. Secretary Pranger passed out a copy of Surveyor Zeigler's letter addressing the water and soil erosion within the plat. Mr. Young stated they will be installing three drain lines to direct and eliminate the water and soil erosion and stop the tree decay due to too much water. Secretary Pranger stated the items in Mr. Zeigler's letter need to be addressed before the plat can be brought back to the board for approval. Mr. Young and Mr. Perfect requested a meeting with the surveyor to all get on the same page. Secretary Pranger stated she will set one up. In the meantime, Mr. Perfect requested the board table, The Promised Land Estates, until the October 15, 2020 meeting. Member Tatman made a motion to table Subdivision #2020-29 to October 15, 2020 meeting. Second by Member Leiter. All in favor-aye Motion Carried.

MISCELLANEOUS BUSINESS

1. Secretary Pranger informed the board she downloaded the program and has begun making changes to the code books and should have them ready for the September meeting.
2. Noble Trails-represented by Terry Gaff and Doug Atz presented the board with a mockup of Garage condominiums. Mr. Gaff stated they would like to use the alley off Lions Drive to access the old 6th hole of the golf course. They want to build the garages along the north side of the old Golf course with a drive between and building lots on the other side of the road. To utilize both sides of the road. Mr. Gaff stated this project will help fund future bike trails in Noble County. Secretary Pranger asked about the road cut showing on the west side of Lions Drive. Mr. Atz stated with the two accesses they will be able to pull in one-way and out the other way. Secretary Pranger stated it would make sense for the road to be private and be maintained by the association. They could also install gates at the road to limit access. Mr. Atz's stated they could form an association where each owner pays into to maintain the road and the mowing of the lots. Mr. Atz also suggested they will add restrictions to the face of the plat to head off future issues, such as, no outside storage, limit the size of the building, color etc.... Attorney Eberhard stated they will need to apply for a rezone or a use variance at the same time they apply for the subdivision. The board stated the location looks good and more garages are definitely needed in the area. Noble Trails thanked the board for allowing them to come in a discuss their ideas.

Next Meeting: September 17, 2020 at 6:30 p.m.

There being no further business Member Tatman made a motion to adjourn the meeting at 7:16 p.m. Second by Member Heffner. All in favor-aye. Motion Carried.



Kelly Morris, Plan Commission President

Attest: 

Leigh A. Pranger, Secretary