

ROME CITY PLAN COMMISSION

Regular Meeting

May 21, 2020

The Rome City Plan Commission held their regular meeting on Thursday, May 21, 2020 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

Barb Tatman

Kirk Klein

Nick Heffner

Members Absent:

Brent Leiter

Rollcall determined a quorum was present.

Interested parties in attendance: Don Richards and Jay Morley

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.

Secretary Pranger informed the board Mr. Dukehart has resigned from the board and we are again looking for a member from Oak Shores.

OLD BUSINESS

Nothing on the agenda.

NEW BUSINESS

Rezoning #2020-13.

Donald E & Alice A Richards and Richard D & Paula D Kaler, 430 Front Street, Rome City, IN: The proposed amendment involves consideration for a change of zoning classification from Agricultural (AG) District to a Single Family Residential (SR) District for the tract of land know as 430 Front Street and further described as Subdivision-Three Redheads Lot 1 Sec 9 1ac. Southwest quarter of Section 9, Township 35 North, Range 10 East.

Copies of the petition may be examined at the Rome City Town Hall, 402 Kelly Street, Rome City, or www.townofromecity.org. Written suggestion or objection to the provisions of said amendment may be filed with the Secretary of the Commission. All interested parties should attend to voice their opinion, however due to the Co-Vid 19 virus we encourage them to mail letters to P.O. Box 338, email lapranger@romecity-in.org or drop a letter in the drop box at the Rome City Town Hall prior to or at the meeting. If the State of Indiana is still under quarantine, please call the Town Manager at 260-854-2412 for further information on the live streaming of the public hearing and or a special meeting time per petition to limit the number of persons allowed in the town hall, access to attend the meeting will require all persons to wear a mask. The final decision will be made by the Rome City Town Council on Monday, June 8, 2020 at their regular 6:30 p.m., Town Council meeting. Said hearing may be continued from time to time

President Morris called for Mr. Richards or Mr. Morley to make their presentation to the board. Mr. Richards informed the board the property currently has two pole buildings on a acre of ground. They would like to rezone the property to meet the current zoning codes, the zoning to the west is multi-family, to the east is Central Business, across the street is Single Family. They are requesting a single-family zoning from the Agricultural to blend in with the surrounding properties. Mr. Richards stated they do not need one acre for their usage, they want to sell a lot to Mr. Morley. Mr. Richards stated they will be coming back to the board in June to ask for a plat vacation and a 3-lot subdivision. Mr. Richards stated they should have divided the original acre in lots to make it easier on his heirs. The new subdivision will be 3 lots with Mr. Morley as the third owner. Mr. Richards stated the buildings are used for storage and hobbies; no business practices take place in the units.

President Morris called for interested parties on Rezoning #2020-13. Secretary Pranger informed the board all adjoining owners were notified and five out of the six returned with only one comment by Cara Sisson, Executive director of the Rome City Housing Authority, stated her approval of the zoning change. There being no further interested parties or information.

President Morris called for a motion to forward to the Town Council for final approval. Member Tatman made a motion to make a favorable recommendation to the Town Council to rezoning the property from Agriculture to Single Family Residential. Second by Member Heffner. All in favor-aye. Motion Passed.

MISCELLANEOUS BUSINESS

1. President Morris informed the board she will not be able to attend the August 20th meeting and asked for the meeting to be moved. Member Tatman made a motion to move the August 20th meeting to August 27th. Second by Member Klein. All in favor-aye. Motion carried.
2. Secretary Pranger informed the board she hopes to have the code books and Citizen Planning Guides updated for the June meeting.
3. Secretary Pranger informed the board she has run into a problem with our Flood plain code, which states once a 50% substantial improvement has been made to a property within the flood plain no additional improvements can be made unless the entire structure is elevated to BFE. After speaking with IDNR flood plain they stated neither the state nor the federal government require this, and we might want to look into updating our code. Secretary Pranger stated she will need to do some research on this and will bring it back to the board for more discussion.

Next Meeting: June 18, 2020 at 6:30 p.m.

There being no further business Member Tatman made a motion to adjourn the meeting at 6:55 p.m. Second by Member Heffner. All in favor-aye. Motion Carried.



Kelly Morris, Plan Commission President

Attest: 

Leigh A. Pranger, Secretary