

ROME CITY PLAN COMMISSION

Regular Meeting

June 18, 2020

The Rome City Plan Commission held their regular meeting on Thursday, June 18, 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 6:33 p.m.

Members Present:

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

Rollcall determined a quorum was present.

Interested parties in attendance: Don Richards, Richard Kaler 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

New address for Michael and Susan Ivancic-8731 N 550 E, Kendallville, IN 46755. Secretary Pranger informed the board Mr. Ivancic has been getting power from his daughter's house and would like to now have his own account. All necessary Permits have been issued and inspections performed. Secretary Pranger recommended the board approve the address. Member Tatman made a motion and recommend to the town council to approve address 8731 N 550 E, Kendallville, IN 46755 for Mike and Susan Ivancic. Second by Member Klein. All in favor-aye. Motion Carried.

NEW BUSINESS

Vacation #2020-20

Donald and Alice Richards and Richard and Paula Kaler, owners of 430 Front Street, Rome City, IN are requesting to vacate the plat of Three Redheads Lot 1 in Section 9 and all covenants and commitments. The vacated land is one acre and has been rezoned to Single Family Residential for purposes of tax assessments.

Simple Subdivision #2020-21.

Donald & Alice Richards and Richard and Paula Kaler, 430 Front Street, Rome City, IN are requesting primary and secondary approval of a three lot Simple subdivision hereby known as "Last Resort". More fully described as a subdivision located in the Southwest Quarter of Section 9, Township 35 North, Range 10 East, in Noble County, the State of Indiana and being more particularly described as follows, to-wit:

Commencing at the Southeast corner of said Southwest quarter marked by a Harrison

P.O. Box 338

402 Kelly Street

(260) 854-2412

Rome City, IN 46784

www.townofromecity.org

Marker found; thence North eighty-eight degrees forty-eight feet and one inch West (Grid Bearing), along the south line of said Southwest quarter, for 1,270.60 feet to a rebar found and the point of beginning of this description; thence continuing North eighty-eight degrees forty-eight feet and one inch West, along the south line of said Southwest quarter, for 107.06 feet to a rebar found at the southeast corner of a tract of land conveyed to Rome City Housing Authority per Noble County deed record 199, Page 520; thence North zero degrees forty-four feet and forty-three inches West, along the East line of said Housing Authority Tract, for 411.50 feet to rebar found; thence South eighty-eight degrees forty-eight feet and one inch East, for 104.78 feet to a rebar found on the West line of a tract of land conveyed to Michael L. Kline and Bridgett Kline per Noble County Document 170100092: thence South one degree three feet and forty eight inches East, along the west line of said Kline tract, for 411.58 feet to the Point of Beginning, said tract of land containing 1.00 acres, more or less, and being subject to all public road rights-of-way and all easements of record.

The petition, legal description, plot plan and variance are on file and may be examined at the Rome City Town Hall or www.townofromecity.org. 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.

President Morris called for an owner on the Vacation #2020-20 to vacate the Three Redheads plat and Minor Subdivision #2020-21. Mr. Richard Kaler addressed the board stating the Three Redheads plat is a one-acre parcel and he owns the land with Mr. Richards, and they have constructed two pole buildings onto the property for their personal hobbies and storage. They have since discussed the problems of having the buildings on one parcel of land. This will cause undue stress to their heirs and they are having issues with insurance. They would like to replat the one acre into a three-lot subdivision called the "Last Resort" The plat has a drive easement on the west side for access to Lot 1B and 1C. Mr. Kaler stated they have another friend (Mr. Jay Morley) who is interested in constructing a third building on Lot 1C. They are requesting the one acre, one lot Three Redheads Subdivision to be vacated and replatted in a 3 lot Last Resort Subdivision. Owners of the lots to be: 1A Donald and Alice Richards, 1B Richard and Paula Kaler, 1C Jay Morley. Member Tatman asked how will they access the lots? Mr. Kaler passed out photos of the existing buildings showing Don Richards building with the garage door facing Front Street for direct access from his property to the road. Mr. Kaler's building is directly behind Mr. Richards and has access through the driveway easement, Mr. Morley's building will be in line with the existing two buildings on the front lots with his access through the driveway easement. President Morris asked if the exterior of the building will have the same exterior. Mr. Kaler stated they are all pole building, but they won't be exactly alike. There being no further questions President Morris called for interested parties on Vacation #2020-20 and subdivision #2020-21. Secretary Pranger informed the board she notified all adjoining owners by certified mail all green cards were returned and no interested parties made any comments. President

Morris called for a motion. Member Heffner made a motion to approve vacation #2020-20 and approve Ordinance #2020-20PC. Second by Member Klein. All in favor-aye. Motion Carried. Member Tatman made a motion to approve Subdivision #2020-21. Second by Member Heffner. All in favor-aye. Motion Carried.

MISCELLANEOUS BUSINESS

1. Secretary Pranger informed the board she hopes to have the code books and Citizen Planning Guides updated for the August meeting.
2. Secretary Pranger passed out Floodplain ordinance for board to review. Secretary Pranger stated she will review the ordinance and find the area the board needs to study to decide if we want to change the ordinance in regard to the information, she stated last month. (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: July 16, 2020 at 6:30 p.m.

There being no further business Member Tatman made a motion to adjourn the meeting at 6:56 p.m. Second by Member Heffner. All in favor-aye. Motion Carried.



Kelly Morris, Plan Commission President

Attest: 

Leigh A. Pranger, Secretary