

ROME CITY PLAN COMMISSION
Regular Meeting
September 21, 2023

The Rome City Plan Commission held their regular meeting on September 21, 2023, at 6:30 p.m. in the Rome City Town Hall. The meeting was called to order by Plan Commission Chair Kelly Morris at 6:30 p.m.

Members Present:

Leigh A. Pranger-Secretary	Barb Tatman
Kelly Morris	Kirk Klein
Joe Bertels	

Member Absent:

Stephen Cole	Brent Leiter
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Rollcall determined a quorum was present.

Interested Parties in attendance: Town Attorney Dustin Glick, Alan Hochstetler, Wilbur Hochstetler, Kenneth Bontrager, Wayne Yoder, Junior Miller, Lucy Francies, Leon Dean, Reuben Bontrager, Freeman Miller, Chris Bornman, Linda and Doug Johnston, Scott Zeigler-Surveyor for Freeman Miller.

Member Tatman made a motion to waive the reading of the minutes and approve them as presented. Second by Member Klein. All in favor-aye. Motion Carried. The minutes were posted on the bulletin board for everyone to read.

OLD BUSINESS

Nothing for the agenda.

NEW BUSINESS

Simple Subdivision #2023-17PC:

Linda Tulloch P.O. Box 205, Rome City, IN 46784 on behalf of an Amish School are requesting primary and secondary approval of a 6.58-acre minor subdivision to be known as Limberlost Ridge School Minor Subdivision, located approximately east side of 175 E and south of 8402 N 175 E, Wawaka, IN more fully described as a subdivision located: A tract of land located in the Southeast Quarter of Section 20, Township 35 North, Range 10 East, in Orange Civil Township, Noble County, the State of Indiana. Said Tract being an Original Survey as prepared by Scott D. Zeigler, PS #LS29600008, dba Hand to Plow Surveying, LLC; 5678 West -350 South, Albion, Indiana 46701, being represented as Plat of Survey #35-10-20-200-003, and being part of a tract of land conveyed to Linda L. Tulloch, as described in Noble County Document No. MI110-0052, and being more particularly described as follows, to-wit:

Commencing at a Harrison Marker located at the Northeast Corner of the Southeast Quarter of said Section 20 (Pt#22212); thence North 89 degrees 41 minutes 58 seconds West (GRID-Indiana GCS Coordinates-Noble County), (recorded as North 88 degrees 18 minutes 00 seconds West), along the North line of said Southeast Quarter, for 1,318.10 feet, to the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 20 (Pt#12369), said point being 0.17 feet North of a found Mag Nail (Pt#12308); thence South 01 degrees 28 minutes 05 seconds East (recorded as South), along the West line of the East Half of said Southeast Quarter, for a record

distance of 545.00 feet to a common corner between said Linda Tulloch tract of land and a tract of land conveyed to Vernon Wallen, as described in Noble County Document Number 9511091, said Point being marked by a Zeigler Marker Spike (Pt#12372) and being the Point of Beginning; thence South 89 degrees 41 minutes 58 seconds East, said line being an Easterly prolongation of the South line of said Wallen tract of land and being parallel with the North line of said Southeast Quarter, for a distance of 285.00 feet to a point being marked by a #5 Zeigler Rebar (Pt#12384); thence South 20 degrees 49 minutes 31 seconds East, for a distance of 114.78 feet, to a point of being marked by a #5 Zeigler Rebar (Pt#12387); thence South 15 degrees 58 minutes 06 seconds East, for a distance of 192.91 feet, to a point being marked by a #5 Zeigler Rebar (Pt#12397); thence South 43 degrees 34 minutes 47 seconds East, for a distance of 94.70 feet, to a point being marked by a #5 Zeigler Rebar (Pt#12400); thence South 16 degrees 21 minute 33 seconds West, for a distance of 66.92 feet, to a point being marked by a #5 Zeigler Rebar (Pt#12403); thence South 79 degrees 45 minutes 37 seconds West, for a distance of 39.85 feet, to a point being marked by a #5 Zeigler Rebar (Pt#12423); thence South 01 degrees 28 minutes 05 seconds East, parallel with the West line of the East half of said Southeast Quarter, for 351.89 feet to the South line of the Northeast Quarter of said Southeast Quarter, said point being marked by a #5 Zeigler Rebar (Pt#12422); thence North 89 degrees 49 minutes 18 seconds West, along the South line of the Northeast Quarter of said Southeast Quarter, for 375.00 feet to the Southwest corner of the Northeast Quarter of said Southeast Quarter, said point being marked by a Zeigler Marker Spike (Pt#12379) thence North 01 degrees 28 minutes 05 seconds West, along the West line of the East Half of said Southeast Quarter, for 342.36 feet to the Point of Beginning. Said tract contains 6.58 Acres, more or less, and is subject to all public road rights-of-way and easements of record.

Scott Zeigler-surveyor for Amish Community. Mr. Zeigler stated they would like to split off 6.58 acres on the east side of 175 E south of the 850 N intersection to build an Amish School a Subdivision to be called Limberlost Ridge Subdivision. Mr. Zeigler stated he contacted the Noble County highway department on the driveway which will be located in the Northwest corner of the property. They have adequate road frontage on 850 N which meets the required amount. Mr. Zeigler stated they decided to include the additional acreage of the low land for a place to have water runoff for the property. Mr. Zeigler stated the proposed subdivision meets the Unified Development Ordinance for the Town of Rome City. There being no questions from the board. Chair Morris called for a motion. Member Bertels made a motion to approve Simple Subdivision primary and secondary plats for Limberlost Ridge Subdivision as presented. Second by Member Tatman. All in favor-aye. Chair Morris advised the audience the BZA meeting is scheduled right after this meeting to discuss the Use Variance for the Amish School on this property.

MISCELLANEOUS BUSINESS

1. Discuss restrictions on short-term rental-would like to pass an ordinance by November Town council meeting. The board discussed the issues and complaints the town hall has been fielding on the influx of short-term rentals in the Lake Residential zones. Complaints: like living next to a hotel/business with the turnover of guests, garbage, parking, noise, smoke from fires, do not know the rules of the lake, do not know boating rules, overcrowding, tent camping, Amish bringing in bus loads of people for day visits, dogs barking, overflow parking in local parks. The board discussed making the Lake Residential zone must get use variance for short-term rentals, buffering from neighbors, permit with fee \$150, Parking limited must all be contained on property no overflow to parks or along the road, trash to be emptied between rentals, all guests sleep inside house. Attorney Glick reviewed the Indiana Code pertaining to short-term rentals and found a section regarding conservancy districts-stating we can prohibit short term rental within a Conservancy District. The board discussed adding short-term rental as a Special Exception or Use variance in certain districts (LR and SR) with certain regulations they have to follow along with addition conditions and commitment to be added by the board. Board members are to review and submit and comments to Attorney Glick by October 10th.

2. Updated Address for Ramey Estates/Kenneth Anderson(parcel with metal building)-change from 350 Front Street to 370 Front Street350 Front Street, Rome City, IN 4674. Secretary Pranger stated the addresses were discussed with Noble County GIS for accuracy. Address for Rob Lewis 858 Lions Drive, Rome City, IN 46784 -Parcel #57-04-09-300-049.000-011 and Boyd Ritchie(Boyd's Auto Recycling) 8041 North State Road 9, Kendallville, IN 46755-Parcel #57-04-21-300-005.000-010. Member Tatman made a motion to approve the addresses for/Kenneth Anderson to be 370 Front Street, and Rob Lewis 858 Lions Drive, Rome City IN 46784 also Boyd's Auto Recycling 8041 N. State Road 9, Kendallville, IN. Second by Member Klein. All in favor-aye. Motion Carried.

3. Working with Region IIIA to find grant money for updating the comp plan and the UDO. Last updated in 2011.

Next Meeting: Secretary Pranger asked the board to move the October meeting back one week as she has a conflict. Member Tatman made a motion to move the meeting back to Thursday, October 26, 2023, at 6:30 p.m. Second by Member Morris. All in favor-aye. Motion Carried.

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



Kelly Morris, Chairman

Attest: 

Leigh A. Pranger, Secretary