

**ROME CITY PLAN COMMISSION**  
**Regular Meeting**  
**August 17, 2023**

The Rome City Plan Commission held their regular meeting on August 17, 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

Member Absent:

Joe Bertels    Stephen Cole  
Brent Leiter

Rollcall determined a quorum was present.

Interested Parties in attendance: Town Attorney Dustin Glick, Jerry and Linda Bidwell, 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 #2023-13PC:**

Freeman J and Dora S. Miller, 4076 E 1150 N-57, Wolcottville, IN 46795, are requesting primary and secondary approval of a 2-acre minor subdivision for a cemetery to be known as Scenic Hills Cemetery, located approximately 1500 feet south of 1150 N on the east side of 200 E more fully described as a subdivision located:

A tract of land located in the Southwest Quarter of said Section 04, 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 #35-10-04-300-004, and being part of a tract of land conveyed to Freeman J. and Dora S. Miller, as described in Noble County Document No. 220400375, and being more particularly described as follows, to -wit:

Commencing at a Harrison Marker located at the Northeast Corner of the Southwest Quarter of said Section 04 (Pt#6108); thence South 00 degrees 22 minutes 06 seconds East (Grid-Indiana GCS- Noble County), along the West line of said Southwest Quarter, for 1,583.51 feet, to a point being marked by a Zeigler Marker Spike (PT#6279) and being the Point of Beginning for this description; thence continuing South 00 degrees 22 minutes 06 seconds East, along the West line of said Southwest Quarter, for 350.85 feet, to a point being marked by a Zeigler Marker Spike (PT#6283); thence North 89 Degrees 37 minutes 54 seconds East, perpendicular to the West line

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of said Southwest Quarter, for 250.00 feet, to a point being marked by a #5 Zeigler Rebar (Pt#6284); thence North 00 degrees 22 minutes 06 seconds West, parallel with the West line of said Southwest Quarter, for 346.12 feet, to the North line of said Miller tract of land, said point being marker by a #5 Zeigler Rebar (PT#6285); thence North 89 degrees 17 minutes 06 seconds West, parallel with the North line of said Southwest Quarter, for 250.04 feet to the Point of Beginning, said tract containing 2.00 acres, more or less, and subject to all public road rights-of-way and easements of record.

Scott Zeigler-surveyor for Freeman Miller, informed the board the land was split 2 years ago into 4 parcels. In order to split the land, they now have to make subdivisions. Mr. Zeigler stated there has been an influx of Amish coming into the area from LaGrange County. The Amish like to be buried in an Amish cemetery. They had a cemetery approved by Ligonier, but the soil ended up not being able to support a grave being dug. They had to abandon that location and they found the proper soil on this parcel owned by Mr. Miller. Mr. Zeigler stated they tend to have smaller cemeteries and keep them around 2 acres, with an estimated 1300 total plots. Mr. Zeigler stated the Simple Subdivision before the board meets all the standards and minimums required by the ordinance. He noted the 2 acres will be located on the Northwest corner of the lot, along the edge of the road, for easy access. He further noted there is another parcel of land between the proposed location of the cemetery and the closest English house on the road. The board asked what will happen to the rest of the acreage left in the original parcel. Mr. Zeigler stated Mr. Miller will keep the remaining 17.62 acres.

Chair Morris called for interested parties on Simple Subdivision #2023-13PC. Secretary Pranger informed the board, certified mailing notices were sent out to all adjoining owners and only one owner did not pick up the notice from the post office, Mr. Marion and Wilma Bontrager. She received one letter form Willilam and Jill Wright voicing their opposition to the cemetery so close to their property. Chair Morris recognized Jerry and Linda Bidwell, adjoining owners the field across the road from Mr. Miller. The Bidwell's stated they feel a cemetery will devalue their property and stated it would be better if it was located back further in the acreage and not right along the edge of the roadway. Chair Morris asked if the Miller's would be willing to move the cemetery back off the road. Mr. Zeigler stated he did not speak with the neighbors prior to applying for the subdivision. He noted there are four cemeteries in the general vicinity. Orange Township, St Gaspar's, old cemetery on 300 E and a family cemetery a couple of roads from this location. There being no further comments. Chair Morris called a motion as the Subdivision meets the requirements of our ordinance. Member Tatman made a motion to approve Subdivision #2023-13 condition on the approval of Use Variance #2023-14. Second by Member Pranger. All in favor-aye. Motion Carried. Chair Morris advised the Bidwell's the BZA meeting is scheduled right after this meeting to discuss the Use Variance on this property.

#### **MISCELLANEOUS BUSINESS**


1. Discuss restrictions on short-term rental-would like to pass an ordinance by October 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 instructed Attorney Glick to check into the code and have something ready for the September meeting and to keep working on an ordinance to limit the number of short-term rentals or approved only be use variance with restrictions from the board.

2. New Address for Ramey Estates, Phillip Ramey-Front Street, parcel with metal building-350 Front Street, Rome City, IN 4674. Secretary Pranger stated the address was discussed with Noble County GIS for accuracy. Member Tatman made a motion to approve the address for Parcel ID# 57-04-09-300-049.000-011 owned by Phil Ramey to be 350 Front Street, Rome City IN 46784.

3. Working with Region IIA to find grant money for updating the comp plan and the UDO.

There being no further business, Member Klein made a motion to adjourn the Plan Commission meeting at 7:03 p.m. Second by Member Tatman. All in favor-aye. Motion Carried.

  
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Kelly Morris, President

Attest:   
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Leigh A. Pranger, Secretary