

ROME CITY PLAN COMMISSION

Regular Meeting

April 17, 2025

The Rome City Plan Commission held their regular meeting on April 17, 2025, at 7:00 p.m. in the Rome City Town Hall. The meeting was called to order by Plan Commission Chair Kelly Morris at 7:00 p.m.

Members Present:

Leigh A. Pranger-Secretary
Kelly Morris
Stephen Cole
Brent Leiter

Barb Tatman
Kirk Klein
Joe Bertels

Rollcall determined a quorum was present.

Interested Parties in attendance: Larry Seiler, Cristhian De La Paz Olea & Corey Smith, MLS Engineering.

Member Tatman made a motion to waive the reading of the minutes and approve them as presented. Second by Member Bertels. 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

Standard Subdivision #2025-13

Larry Seiler/Seiler Excavating, LLC, 6310 County Road 31, Auburn, IN 46706 are requesting primary and secondary approval of a ten-lot standard subdivision located on the corner of Kelly Street Extended and Warrener Drive, hereby known as Rome City Storage. More fully described as follows: A tract of land in the southwest quarter of Section 16, Township 35 North, Range 10 East, in Noble County, State of Indiana:

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 10 EAST, ORANGE TOWNSHIP, NOBLE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT A HARRISON MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 36 MINUTES 42 SECONDS EAST (RECORD BEARING ASSUMED FOR THIS DESCRIPTION), ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 16, A DISTANCE OF 1,101.08 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 36 MINUTES 42 SECONDS EAST, ALONG SAID NORTH-SOUTH QUARTER LINE, 544.50 FEET TO A ONE-HALF INCH PIPE FOUND, SAID PIPE LYING NORTH 00 DEGREES 36 MINUTES 42 SECONDS WEST, A RECORD DISTANCE OF 995.53 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST 240.00 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 42 SECONDS WEST, PARALLEL WITH THE NORTH-SOUTH QUARTER LINE OF SAID SECTION, 544.50 FEET TO A ONE-HALF INCH PIPE FOUND; THENCE NORTH 89 DEGREES 23 MINUTES 18 SECONDS EAST, 240.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES, MORE OR LESS.

Cristhian De La Paz Olea and Corey Smith with MLS Engineering addressed the board on Larry Seiler's 10-lot Subdivision to be known as "Rome City Storage". Mr. Smith informed the board the 10-lot subdivision is located in the Industrial Park on the south side of Warrener Drive. He noted there will be no water or sanitary sewer for lots 2-10 in the subdivision, only lot 1 is connected to sewer and has a well. Lot 1 is owned by Mr. Larry Seiler, and he has constructed a building on the lot. Mr. Smith noted that the lots will be sold with the grading completed for drainage. The purchaser will be responsible for all construction related items, taxes and utilities. Mr. Smith showed the board the location of the ingress/egress/utility easements for the buildings

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and noted nothing can be built or placed in the easements outside of utilities. He stated the drainage design has been submitted and approved by the town engineer; he stated the drainage basin will be upgraded to handle the amount of water shedding from the property. VC Tatman restated that Mr. Seiler will NOT be building the storage barns? Mr. Smith stated, correct, he will only be selling the lots. The board discussed the need to regulate the color scheme of the buildings and roofs to be built in the subdivision to ensure uniform structures in the addition. The board asked about the use of the buildings, since this is located in an industrial park. What does Mr. Seiler want the buildings used for. The board assumes storage only from the name of the subdivision. Mr. Seiler stated yes, they are to be used for storage of larger items such as boats, trailer, RV's, vehicles etc. The board stated they would like to restrict all business use and no living quarters be allowed in the buildings. Mr. Seiler stated he had no issues with the restrictions. The also discussed limiting outside storage of items on the lot. They do not want to see a bunch of things line up outside on the lots. Mr. Seiler stated he is fine with restriction. The board suggested Mr. Seiler develop some covenants with a board to take over maintenance of the easements and drainage pond for the subdivision to ensure the easements are maintained in the future. Chair Morris called for interested parties on Subdivision #2025-13. Secretary Pranger informed the board she notified all adjoining owners by certified mail. No interested parties in attendance on Rome City Storage Subdivision.

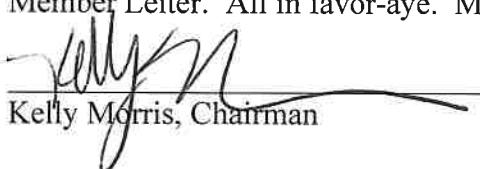
There being no further discussion Chair Morris called for motion. Member Tatman made a motion to approve Subdivision #2025-13 with restrictions: No outside storage, no living Quarters, no business use, exterior colors restricted to Black, Gray, White with Metal exterior, Metal roof or asphalt roof. Second by Member Bertels. All in favor-aye. Motion Carried.

MISCELLANEOUS BUSINESS

Updates to the Unified Development Ordinance.

Next Meeting: May 15, 2025

Member Bertels made a motion to adjourn the Plan Commission meeting at 6:56 p.m. Second by Member Leiter. All in favor-aye. Motion Carried.


Kelly Morris, Chairman

Attest:


Leigh A. Pranger, Secretary

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