

ROME CITY PLAN COMMISSION

Regular Meeting

April 16, 2026

The Rome City Plan Commission held their regular meeting on April 16, 2026, 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
Kelly Morris
Kirk Klein

Barb Tatman
Stephen Cole

Members Absent:

Joe Bertels

Brent Leiter

Rollcall determined a quorum was present.

Interested Parties in attendance: Attorney Dustin Glick, Dave Peters-Dollar General, Marg Herendeen, Brian Alberding, Ron Ramer, Randy Patterson, Mike Stout, Mike Kanning, Aimee and Thomas Balyeat, Christine Howard, Stanley Tipton.

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

Minor Subdivision #2026-13

Jacob Stauffer, DGOGRomein03052025 LLC, 1906 E. Battlefield Rd., Springfield, MO 65804 is requesting primary and secondary approval for a one (1) lot minor subdivision to be known as: "RSBR Highway 9 Subdivision" said subdivision is located approximately 850 feet south of the north intersection of Kelly Street Extended and Kelly Street (aka SR9) and 766 Kelly street, Rome City IN 46784 within the corporate limits of the Town of Rome City consisting of 2.187

+/- acres. Further described: That part of the Northeast Quarter and the Southeast Quarter of Section 16, Township 35 North, Range 10 East of the second principal meridian in Noble County, Indiana, described as follows (Legal Description prepared by Robert Sluis, Indiana Licensed Surveyor Number 20400033 for Chamblin and Associates, April 14, 2025, for Project P8777): Commencing at the Southwest corner of the Northwest Quarter of the said Southeast Quarter: thence North 00° 35 minutes 30 seconds West along the West line of the said Southeast Quarter 1170.44 feet to the Southwest corner of a tract recorded in Deed book 208 Page 272; thence North 89° 19 minutes 30 seconds East along the South line of said tract 259.81 feet to the Southeast corner of said Tract, also being the point of beginning; thence south 00° 33 minutes 21 seconds East 96.08 feet; thence 89° 26 minutes 39 seconds East 215.00 feet; thence North 00° 33 minutes 21 seconds West 347.36 feet to the centerline of State Route 9; thence North 48° 29 minutes 00 seconds West along said centerline 191.14 feet to a curved line, concave Northeast with a radius of 1145.92 feet, a chord of 60.46 feet, and a chord bearing of North 46° 58 minutes 06 seconds West; thence Northwesterly along the said centerline 60.47 feet to the Southeast corner of a Tract recorded in Deed Book 145 page 565; thence South 88° 55 minutes 49 seconds West along the south line of said Tract 29.36 feet to the Northeast corner of a Tract recorded in Deed Book 216 Page 388 and 389; thence South 00° 34 minutes 03 seconds East along the East line of said Tract 170.95 feet to the Southeast corner of said Tract, said Point also being the Northeast corner of a Tract recorded in Deed Book 208 Page 272; thence South 00° 33 minutes 21 seconds East along the East line of said Tract 249.83 feet to the Point of Beginning, except that part taken for road purposes on plane 576A, dated August 4, 1936.

Chair Morris called for the petitioner to present their application to the board. Mr. Dave Peters

402 Kelly Street

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(260) 854-2412

Rome City, IN 46784

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from Overland Engineering, representing Dollar General addressed the board regarding the one lot Subdivision "RSBR Highway 9" for Dollar General. Mr. Peters stated the subdivision will be a total of 2.187 +/- acres including the ROW along SR9. It is located on the south side of SR9 east of the American Legion Post 381. He noted the development plan, showing the detention basin for stormwater, sewer connection and building layout have been approved by the town's engineer and the commission. The proposed subdivision meets the town's Unified Development Ordinance. Member Tatman asked about the road access from SR9. Mr. Peters referred to the board to sheet C2.3 in the development plan depicting the passing blister they will be installing on the northside of SR9 and a designated turn lane on the south side of SR9 for safe travel access into and out of the store. Member Tatman asked when they expected to open the store. Mr. Peters stated four to six months. Member Tatman asked how many employees they will be hiring? Mr. Peters stated there will be two employees per shift. Secretary Pranger informed the board the minor subdivision meets the town's UDO. There being no further questions Chair Morris called for interested parties on Minor Subdivision #2026-13. Secretary Pranger informed the board all adjoining owners were notified by certified mail no comments were made on the four returned interested party forms. Chair Morris recognized Marjorie Herendeen, owner to the west of the proposed subdivision. Mrs. Herendeen stated she would like a fence installed to keep the noise, light pollution down and to keep any trash from entering her property. The board agreed this will need to be installed along the west side of the property. Mr. Peters stated they will install the desired fence and asked that the fence requirements be sent to his email. There being no further comments Chair Morris called for a motion on Minor Subdivision #2025-13. Member Taman made a motion to approve Minor Subdivision #2026-13 with the restriction a fence be installed on the west property line. Second by Member Klein. All in favor-aye. Motion Carried.

Vacation #2026-14

Brian Alberding, 12722 Chancel Court, Fort Wayne, IN 46845 has petitioned the Rome City Plan Commission to vacate a portion of the unimproved alley/road on 238 Spring Beach Road, Rome City, IN 46784. Further described as: Part of a 10-foot wide alley lying between Lot Number 3 and part of Lot Number 4 and Lots Numbered 10 and 11 in East Spring Beach Addition on Sylvan Lake, Noble County, Indiana (This description prepared by Ryan D. Peppler, LS22300014, as part of original survey SF-156 Tract III completed by J.K. Walker and Associates, P.C., Beginning at an iron rod found at the Southeast corner of said Lot Number 10; thence N43°-54'-44"W (GPS Grid bearing and used as the basis of bearings for this description), on and along the South line of said Lots Numbered 10 and 11, a distance of 69.61 feet to an iron pipe found at the Southwest corner of said Lot Number 11; thence S22°-12'-29"E, a distance of 24.34 feet to an iron pin found at the Northwest corner of said Lot Number 3; thence S42°-51'-40"E, on and along the North line of said Lots Numbered 3 and 4, a distance of 56.59 feet (recorded 57.5 feet), to the Northeast corner of the West 22 ½ feet of said Lot Number 4, said corner being situated 1.0 foot East of a rod found; thence N02°-24'-36"E, a distance of 13.88 feet to the point of beginning, containing 0.01 acres of land, more or less, subject to all legal right-of-way, subject to all legal drain easements and all other easements of record.

Chair Morris called for Mr. Alberding to present his vacation petition to the board. Mr. Alberding presented the board with a survey showing the alley running across his property. Mr. Alberding stated he would like to build a two-story garage into the hill for better access to his property. He noted that the property has a hill and the garage will be built into the hill. The lower floor will be at the same level as the house. The upper level of the garage will be level with the road, interior steps for access to the lower floor. He needs the 10' alley vacated so he can build

the garage over the alley. He informed the board that the alley to the east in Anthony Ley's property had previously been vacated. He is asking to have his portion vacated. The alley is no longer necessary and is not being used for access as the roadway (Spring Beach Rd.) to the back of the lots is the access to the lots. The alley is not accessible to the public and is only useful to the property owners and they do not use it. He noted the alley running to the west terminates on his neighbors' property and does not access the road. There being no comments, Chair Morris called for interested parties on Vacation #2026-14. No one was present on this petition. Secretary Pranger informed the board all the adjoining owners were notified and three out of the five returned with no comments. Attorney Glick reminded the board they are making a recommendation to the Town Council on this petition. Member Tatman made a favorable recommendation to vacate the alley on Mr. Alberding's property as it no longer serves the public. Second by Member Klein. All in favor-aye. Motion Carried. Secretary Pranger stated the final approval on this petition will be made by the Town Council on May 11th at 6:00 p.m.

MISCELLANEOUS BUSINESS

Approval of Address for Dollar General-650 Kelly Street, Rome City, IN 46784

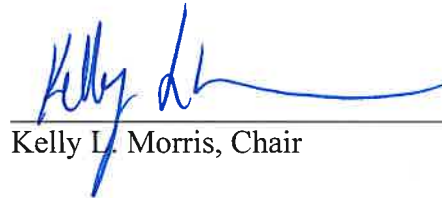
Secretary Pranger informed the board the Noble County GIS director stated the address for Dollar General should be 650 Kelly Street, Rome City, IN 46784. Member Tatman made a motion to approve 650 Kelly Street address for Dollar General. Second by Member Klein. All in favor-aye. Motion Carried.

Next Meeting: May 14, 2026-move meeting up one week due to conflict with early Memorial Day. Member Tatman made a motion to move the May meeting to May 14th. Second by member Klein. All in favor-aye. Motion Carried.

Member Tatman made motion to adjourn at 7:00 p.m. Second by Member Klein. All in favor-aye. Motion Carried.

Attest:


Leigh A. Pranger, Secretary


Kelly L. Morris, Chair