

**ROME CITY PLAN COMMISSION**  
**Regular Meeting**  
**December 15, 2022**

The Rome City Plan Commission held a joint meeting with the BZA on Thursday, December 15, 2022, 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  
Joe Bertels

Stephen Cole  
Kirk Klein  
Brent Leiter-by Zoom

Members Absent:

Barb Tatman

Rollcall determined a quorum was present.

Interested Parties in attendance: Town Attorney Dustin Glick, Dave Desper, Pam Baker, Jeff Dobis, Allen Baskett, Larry Weisenberger, Pam and John Lipasek, Jeff and Yvette Reece, Treva Finn, Roger Smith, Todd and Jennifer Stayer, George Vandermeir, Steve and Molly Downing, Eric Richards, Thomas Miller, and Juergen Hinz

Member Klein 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**

Solar Ordinance. On hold until 2023.

**NEW BUSINESS**

Tabled from September Meeting:

**Minor Subdivision #2022-13.**

Jeff & Yvette Reece, 1375 Hilltop Drive, Rome City IN 46784 owners of a 2.83 Acre parcel on the westside of Pleasant Point, south of the channel and north of Gene Stratton-Porter's property in Rome City Indiana. They are requesting primary and secondary approval of a two-lot minor subdivision, 2.37 Acres hereby by known as "Reece's Pleasant Woods Addition", more fully described as a subdivision located: A tract of land located in the northwest quarter of Section 229, Township 35 North, Range 10 East, in Noble County, the State of Indiana Rezoning petition #2022-17.

Josh Lash, surveyor for the Reece's, informed the board they made changes to the subdivision due to the concerns voiced at the previous two meetings and they no longer need the variance on the road frontage for Lot A. They have two lots and now both lots have more than enough lake frontage, Lot A-131.31' and Lot B-135.08, and road frontage as they added road frontage to Lot A. Mr. Lash passed out copies of profile showing the site distance study on Pleasant Point. He informed the board he spoke with Jason Hanaway from INDOT regarding the required sight distance for a 25-mph speed limit roadway. Mr. Hanaway stated according to INDOT

regulations 155' is requires in both directions. Mr. Lash referred to the profile showing the line of sight toward the east is 200' and line of sight to the west is 155'. The site distance for the access easement meets the required regulations set by INDOT. Mr. Tom Miller, owner of Miller's Excavating, addressed the board regarding the drainage issues. Mr. Miller handed out copies of the proposed drainage design. He noted the plan will be to install a ditch along the edge of the driveway which will be lined with glacial rock and every so many feet a glacial rock dam will be installed. This will slow the water down and direct it into a catch basin in the location of the existing gate. The water will then exit into the existing ditch along Pleasant Point. Mr. Miller stated he did look at reworking the ditch along Pleasant Point to west. It will require the removal of a tree and some excavation in order to get the water to flow in the channel. This is something the town could look into to help reduce the flow of water to the east. Mr. Lash stated rock check dams are very effective at slowing water down. Chair Morris asked how wide the ditch will be along the drive. Mr. Miller stated the bottom of the ditch will be one foot wide and the sides will be three feet. Chair Morris asked how many rock dams will need to be installed. Mr. Miller stated that will be determined by the slope of the drive. There being no further questions from the board. Chair Morris opened the floor to interested parties on behalf of Subdivision #2022-13.

Mr. John Lipasek, Pleasant Point, stated he did not think the sight distance Mr. Lash stated would be enough time for a vehicle to see oncoming traffic. He noted he did his own study and found there is 38 yards of sight distance which will give a driver about 3 seconds of warning to see a vehicle. He then passed out a document listing the length and weight of potential vehicles that could potentially be using the 40' wide driveway. He noted a fire truck will not be able to turn around at the top of road and encouraged the board to have the driveway to connect with Hilltop Drive. He further noted a truck carrying roof trusses will not be able to deliver to a house being built at the top of the drive and a garbage truck will not pick up from the house. They will have to bring their garbage down to the end of the drive. Attorney Glick asked how this drive is any different than any other driveway in town? Mr. Lipasek stated the hill is the issue. Member Pranger stated the garbage company will not pick up on a private drive. Mr. Lash stated the driveway is not intended for public use and forty feet is the width of most county roads so there should be enough turning radius to access the drive. This development and driveway are intended for 2 residential homes. Mr. Lash informed the board the plat meets all the requirements per our code. Mr. Lipasek asked if the plat meets the safety issues. Mr. Todd Stayer, Pleasant Point, stated the drive is not enough turning radius for a semi. Mr. Roger Smith, 1185 Pleasant Point, stated a 53' semi will not make the turn onto the drive. He also noted the water is still being directed into the ditch. Mr. George Vandermeir, Pleasant Point, stated there is an outlet pipe between Mr. Rodenbeck's and Mr. Smith which moves all the water from the ditch under Pleasant Point and into the lake. He further noted the elevation from the top of the hill on the drive is 14' from top to bottom. He stated after talking with the Noble County Surveyor, Randy Sexton, he stated the plat should require detention and retention on site. He then informed the board Gene Stratton-Porter has field trip and visitors crossing Pleasant Point in the spring on a daily basis and this is a safety issue. He noted Pleasant Point already has 48 homes. Chair Morris asked about running the driveway thru to Hilltop Drive. Mr. Lash stated there is a ravine that would have to be filled and it would take a substantial amount of fill. For a 2-lot subdivision there would be no way to recoup the cost. Mr. Lash questioned if the area could

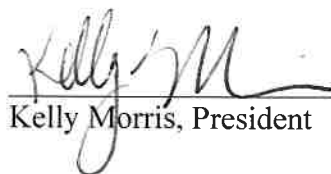
legally be filled as it is used as a ditch system for GSP. Mr. Lipasek stated there is a natural creek and a culvert should be installed to keep the water flowing. Mr. Lipasek asked where the study was done for the line of sight, was it taken from the drive or the travel lane of the road. Mr. Lash stated from the drive at a stop the site distance is 155'. Mrs. Pam Lipasek informed the board during certain times of the year when you come across the culvert the sun is blinding and it is difficult to see; an additional drive will be an added hazard. Mr. Lash informed the board the INDOT standards do not account for environmental issues. Mr. Juergen Hinz, Pleasant Point, across the channel stated it is difficult to turn my 20' pontoon around now without additional piers and boats on the other side. Chair Morris referred Mr. Hinz to the IDNR as they regulate the waters/lakes in Indiana. Mr. Hinz also informed the board the soil erosion from the hill on the south side of the channel is filling in the channel the Lake Association just dredged. Chair Morris stated the erosion should lessen when the ground is changed to yards the soil will stay in place. Mr. Larry Weisenberger, Pleasant Point, informed the board he cannot see the drive due to all the trees along the road. Mr. Lash stated the site distance for a vehicle coming out of the drive is 155' so they should be able to see your car before pulling out. Mr. Lash stated he was on site today and took the measurements for the top of the curve. Mr. Lipasek asked why he took them from Stayer's and not down the street. Mr. Lash stated he set the points from Stayer's to not be in the middle of the road. Member Leiter stated we covered all this ground last month and now the plat meets the UDO requirements. The fact is if this was one lot, we would not be able to control the drive etc... He informed the board this is the type of development we should be supporting. Member Leiter made a motion to approve Subdivision #2022-13 per approval of the drainage design by our engineer. Second by Member Pranger. Rollcall for vote: Kelly Morris-Yes, Stephen Cole-Yes, Joe Bertels-No, Brent Leiter-Yes, Kirk Klein-No, Leigh Pranger-Yes. Motion Carried. Subdivision #2022-13 Approved.

**MISCELLANEOUS BUSINESS**

Nothing for the agenda

Next Meeting: January 19, 2023, at 6:30 p.m.

There being no further business Member Pranger made a motion to adjourn the Plan Commission meeting at 7:30 p.m. Second by Member Morris. All in favor-aye. Motion Carried.

  
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Kelly Morris, President

Attest:   
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Leigh A. Pranger, Secretary