

ROME CITY BOARD OF ZONING APPEALS

Regular Meeting

February 19, 2026

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, February 19, 2026 at 7:00 p.m. in the Rome City Town Hall. The meeting was called to order by President Kelly Morris.

Members Present:

Barb Tatman

Kelly Morris

Leigh A. Pranger-Secretary

Gerrit Geurs

Tom Clifton

Members Absent:

Christine Coe

Rollcall determined a quorum was present.

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

Interested Parties in attendance: Town Attorney Dustin Glick, Terry Gaff, Lawrence Emerson, Pam Baker and Dave Desper.

NEW BUSINESS

Variance #2026-05 Noble Trails, Inc, 700 Lakeside Drive, Rome City, IN 46784 – Requests relief from Rome City Unified Development Ordinance, Article 2.06 Agricultural District Development Standards requiring a minimum 170' of width of road frontage to be at zero (0') feet for Tract 1 consisting of 1.082+/- ac as a connecting tract for Noble Trails with access by an ingress/egress easement of 0.116+/- ac across Tract 2. Leaving Tract 2 consisting of 40.198+/- ac having 170+/- feet width of road frontage. Proposed Tracts 1, 2 and ingress/egress easement shall be contained in the Subdivision of Noble Trails.

President Morris called for Noble Trails, Inc to present their variance petition to the board. Mr. Terry Gaff presented the tentatively approved Noble Trails subdivision plat pending the BZA's approval of the road frontage variance request. He informed the board the 2-lot subdivision is located off 900 N and 350 E. Noble Trails purchased the 40+acres from Moody/Rhea. Noble Trails wishes to sell Lot 2 approximately 40+ acres and retain Lot 1 to complete the Fishing Line trail and eliminate the need for bicycles and pedestrians having to use 900 N to access the trail from Lions Drive to Sowers Farm. Being able to split off Lot 1 will make the trail safer for both trail users and the motoring public. Mr. Gaff noted Lot 1 will have access to the road off 900 N. Noble Trails owns the parcels on both sides of Lot 1 with an easement agreement from David Rhea for trail access through his property and also a 50' parcel which runs along the east side of the old golf course. Lot 2 will retain an easement which runs across Lot 1 along the east side and connects to the flag lot out letting to 350 E. Mr. Gaff stated Noble Trails had to purchase the 40+ acre parcel in order to get the 1+acre parcel they needed for the trail. They would like to sell the excess acreage to help fund building more trail. He noted Lot 2 will retain the agriculture zoning designation and only one home will be allowed per the zoning code. He noted the driveways along 350 E have both been approved by the Noble County Highway Department. He added it has been a dream of his for years to obtain this last section of trail to make the trail safer for the community and its users. Member Geurs asked about the section of trail currently running

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behind the Sowers Farmhouse, will it remain or be removed? Mr. Gaff stated that section of trail will remain for users from Hilltop to access the trail and anyone wanting to stop at the Sowers House tearoom.

There being no further questions President Morris called for interested parties on Variance #2026-05. Mr. Lawrence Emerson asked if there will be a trail running from Sowers Drive to Lions Drive. Mr. Gaff stated not at this time, he has not been able to obtain the necessary Property. Mrs. Pam Baker commended Mr. Gaff for the many years he has worked to be able to purchase this portion for the trail. She noted it will make the trail safer by getting the bicycle and pedestrians off the busy county road. She noted the trail has helped develop businesses along the trail and that it is nice to see. Secretary Pranger stated all the adjoining owners were notified and all returned will no comments.

There being for further comments President Morris called for a motion on Variance #2026-05. Member Geurs made a motion to approve Variance #2026-05 per the findings of fact. Second by Member Clifton. All in favor-Aye. Motion Carried.

Mr. Gaff thanked the board and stated they will be paving that section of trail this spring. He added that the welding class at IMPACT is welding a fence of bicycle parts into a fence to be placed along the northside 900 N where the drop off to the culvert is located. It will bring a nice of community art to the area.

OLD BUSINESS-

Variance #2025-02-COMPLETED

Bret and Jodie Swaney, 6714 Laysan Teal Cove, Fort Wayne, IN 46845, owners of 1498 North Shore Drive, Rome City, IN 46784 are requesting variances from the Rome City Unified Development Code, Lake Residential District, Article 5.66 SB-02 Setback Exceptions Standards A. Exceptions 6. Chimneys. This will allow the chimney two feet into the side yard setback on the east side of the house.

ON HOLD Tabled-the are now asking for my items to be added to the packet from the court. Pranger stated she is working on this as she has time in her schedule.

Requested Continuance by Weisenberger's attorney-no decision yet. Appeal #2025-12-Court date-April 6, 2026 at 10:00 a.m. Judge Clouse

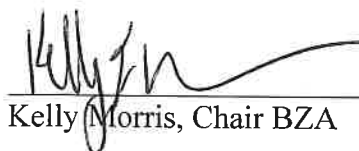
Appeal by Larry Weisenberger, 1115 Pleasant Point, Rome City from Zoning Administrator's decision to enforce the Fence standards, 5.23 FW-04 Residential Fence Standards B. Location 2. Side Yard or rear yard in the Rome City Unified Development Ordinance.

MISCELLANEOUS BUSINESS

Nothing for the agenda.

Next Meeting: March 19, 2026

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


Kelly Morris, Chair BZA

Attest:


Leigh A. Pranger, Secretary

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