

ROME CITY PLAN COMMISSION

Regular Meeting February 19, 2026

The Rome City Plan Commission held their regular meeting on February 19, 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	Barb Tatman
Kelly Morris	Stephen Cole
Kirk Klein	

Members Absent:

Joe Bertels	Brent Leiter
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Rollcall determined a quorum was present.

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

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

Standard Subdivision #2026-07:

Mitchell and Alesia Carpenter, 1953 E. Northport Road, Rome City, IN 46784 are requesting primary and secondary approval for a three lot minor subdivision to be known as: "Carpenter Minor Subdivision" said subdivision is located in the jurisdictional area of the Town of Rome City, Part of the Northeast Quarter of Section 08, Township 35 North, Range 10 East, Orange Civil Township, Noble County, Indiana, Lot 1 consists of 8.96 acres more or less and Lot 2 consists of 9.08 acres more or less, and Lot 3 consists of 9.07 acres more or less;

More fully described as:

Situated in Noble County, State of Indiana, to-wit:

A tract of land located in the Northeast Quarter of Section 08, T 35 North, Range 10 East, in Noble County, the State of Indiana, more fully described as follows:

Commencing at a rebar stake situated in the Northeast corner of the Northeast Quarter of said Section 08, thence South 0° 32 minutes 24 seconds east (Grid) for 670.95 feet along the east line of said Northeast Quarter to the centerline of an open ditch, the true point of beginning; thence south 0° 32 minutes 24 seconds east for 855.99 feet along the east line of said Northeast Quarter to a rebar stake; thence south 89° 27 minutes 36 seconds west for 74.81 feet to a rebar stake; thence South 42° 06 minutes 17 seconds West for 211.53 feet to a rebar stake; thence south 11° 27 minutes 52 seconds West for 68.29 feet to a railroad spike located in the centerline of the Northport road; thence North 78° 32 minutes 08 seconds West for 798.09 feet along said centerline to a railroad spike located in the Northeast corner of the tract conveyed to Clive H. Boone in Noble County Deed Record book 190, page 386, thence North 78° 32 minutes 08 seconds West for 301.59 feet along said centerline to a railroad spike located in the Northwest corner of said Boone tract (said Northwest corner being 10.33 feet south 78° 32 minutes 08 seconds East from the intersection of said centerline with the west line of the east half of said Northeast Quarter along the east line of the tract conveyed by quit claim deed to Jerry Bidwell in Noble County Deed Record Book 190, page 321; thence North 01° 08 minutes 57 seconds west for 208.40 feet to a point in the north line of the Southeast Quarter of said Northeast Quarter (said point being 8.73 feet South 89° 32 minutes, 28 seconds East from the Northwest corner of the Southeast Quarter of said Northeast Quarter) thence North 01° 08 minutes 57 seconds west for 666.92 feet along the east line of said Bidwell Tract to the centerline of an open ditch, thence along the following courses and distances which approximate said centerline; South 66° 14 minutes, 54 seconds East for 117.78 feet, South 58° 27 minutes 04 seconds East for 86.95 feet; South 77° 58 minutes 26 seconds East 490.28 feet, North 54° 19 minutes 48 seconds East for 281.14 feet, North 79° 24 minutes 35 seconds East for 203.74

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feet, and South 85° 06 minutes 02 seconds East for 228.18 feet, to the point of beginning, said tract containing 26.93 acres, more or less.

Updated legal description:

A tract of land located in the Northeast Quarter of Section 8, Township 35 North, Range 10 East, 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, IN 46701, represented as Plat of Survey #35-10-08-100-001. Said Tract being all of that tract of land conveyed to Mitchell J. Carpenter and Alesia M. Carpenter, as described in Noble County Document Number 240400040, and being more particularly described as follows, to-wit:

Commencing at the Northeast corner of said Northeast Quarter, marked by a Harrison Marker (Pt#45505); thence South 01° 00 minutes 53 seconds East (GRID-Indiana GCS-Noble County), along the East line of said Northeast Quarter as established by found monuments and record distances, for 671.68 feet (recorded as South 00° 32 minutes 24 seconds East for 670.95 feet) to the Northeast corner of said Carpenter tract, also being the Southeast corner of a tract of land conveyed to Jerry E. Biswell and Linda M. Bidwell, as recorded in Noble County Document Number 9306688, said point being marked by a Zeigler Marker Spike (PT#45598) said point also being the Point of Beginning for this description; thence continuing South 01° 00 minutes 53 seconds East, along said East line, for 855.26 feet (recorded as South 00° 32 minutes 24 seconds East for 855.99 feet) to the Northeast Corner of a tract of land conveyed to Monica Mase, as recorded in Noble County Document No. 110600524, said point being marked by a Zeigler Marker Spike (Pt#45601); thence Westerly, Southwesterly, and Southerly along the common line between said Carpenter and Mase tracts of land for the following THREE bearings and distances:

- 1) North 89° 20 minutes 09 seconds West (recorded as South 89° 27 minutes 36 seconds West), for a record distance of 74.81 feet to a #5 Rebar (Pt#45558);
- 2) thence South 43° 09 minutes 33 seconds West, for 216.50 feet (recorded as South 42° 06 minutes 17 seconds West for 211.53 feet), to a #5 Zeigler Rebar (PT#45620);
- 3) thence South 11° 25 minutes 09 seconds West (recorded as South 11° 27 minutes 52 seconds West), for a record distance of 68.29 feet to the centerline of Northport Road, said point being marked by a Zeigler Marker Spike (Pt#45619);

thence North 78° 34 minutes 51 seconds West (recorded as North 78° 32 minutes 08 seconds West), along the centerline of said Northport Road, for a record distance of 1,099.68 feet to the Southwest corner of said Carpenter tract of land, said point being marked by a Zeigler Marker Spike (Pt#45621), said pint also being located South 78° 34 minutes 51 seconds East (recorded as South 78° 32 minutes 08 seconds East) a record distance of 10.33 feet from the intersection of the centerline of said Northport Road and the West line of the East half of said Northeast Quarter (Pt#45600), as established by a common report; thence North 01° 39 minutes 39 seconds West, along the West line of said Carpenter tract, for 878.92 feet (recorded as North 01° 08 minutes 57 seconds West for 875.32 feet) to the Northwest Corner of said Carpenter tract, said point also being the Southwest corner of said Bidwell tract (Document No.9306688) and being marked by a #5 Zeigler Rebar (PT#45610); thence Easterly along the Southerly line of said Bidwell tract of land and the approximate centerline of a County Regulated Open Ditch for the following SIX bearings and distances:

- 1) South 66° 06 minutes 14 seconds East (recorded as North 66° 14 minutes 54 seconds West), for a record distance of 117.78 feet to a point (Pt#45611);
- 2) thence South 58° 18 minutes 24 seconds East (recorded as North 58° 27 minutes 04 seconds West), for a record distance of 86.95 feet to a point (Pt#45612);
- 3) thence South 77° 49 minutes 46 seconds East (recorded as North 77° 58 minutes 26 seconds West), for a record distance of 490.28 feet to a point (Pt#45613);
- 4) thence North 54° 28 minutes 28 seconds East (recorded as South 54° 19 minutes 48 seconds West), for a record distance of 281.14 feet to a point (Pt#45614);
- 5) thence North 79° 33 minutes 15 seconds East (recorded as South 79° 24 minutes 35 seconds West), for a record distance of 203.74 feet to a point (Pt#45615);
- 6) thence South 84° 57 minutes 22 seconds East, for 235.47 feet (recorded as North 85° 06 minutes 02 seconds West, for 228.18 feet) to the Point of Beginning. Said tract containing 27.11 Acres, more or less, and is subject to all public road right-of-ways and easements of record.

Chair Morris called for the Carpenter's to present their petition to the board. Surveyor Scott Zeigler addressed the board on behalf of the Carpenter's. Mr. Zeigler stated the Carpenter's would like to divide their 27-acre parcel into 3 lots with +- 9 acres per lot. He noted the subdivision complies with the Rome city Unified Development Code. Lot one will contain the 2 barns and the existing house. Lot two if not suitable for growing crops as it is hilly and runs along the County Drainage ditch on the north side of the property, fronting 200E. Lot three will front Northport Road on the west side of the property. He noted the Carpenter's will be selling all the property. Member Tatman asked about the house located in the Southeast corner of the property. Mr. Zeigler explained that parcel is owned by Monica Mase and is not part of the requested subdivision. Member Tatman asked where the driveway will be located on Lot Two. Mr. Zeigler stated a farm lane is located along the north end of the existing farm fence and it will be located in the vicinity of the lane. There being no further questions by the board, Chair

Morris called for interested parties on Subdivision # 2026-07. Secretary Pranger informed the board all three interested parties were notified, two notices were returned with no comments. No interested parties were present. Chair Morris called for a motion on Subdivision 2026-07. Member Tatman made a motion to approve Subdivision #2026-07 as submitted. Second by Member Klein. All in favor-aye. Motion Carried.

Minor Subdivision #2026-06:

Noble Trails, Inc 700 Lakeside Drive, Rome City, IN are requesting primary and secondary approval for a two tract minor subdivision to be known as: "Noble Trails" said subdivision is located in the jurisdictional area of the Town of Rome City, more commonly located south of 900 N and the old GR & I railroad bed, west of 350 E, Part of the East half of the Northwest Quarter of Section 22, in Township 35 North, Range 10 East of the Second Principal Meridian Orange Township in Noble County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 24107597.2025, dated November 25, 2025 and being more particularly described as follows:

Commencing at a Harrison Marker marking the Northeast corner of said Northwest Quarter; thence North 89 degrees 08 minutes 33 seconds West (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 1351.30 feet (Deed) along the North line of said Northwest Quarter and within the right-of-way of County Road 900 North to a Mag Nail with a "Firm #0027" identification ring on the West line of the East half of said Northwest Quarter; thence South 01 degrees 38 minutes 17 seconds East, a distance of 1142.93 feet (Deed) along said West line to the South line of an existing 3.211 acre tract described in Document Number 230700529 in the Office of the Recorder of Noble County, Indiana, referenced by a 5/8" Steel Rebar with a "Wolf" identification cap 0.22 feet West; thence South 89 degrees 08 minutes 33 seconds East, a distance of 625.23 feet (Deed) along said South line to a 5/8" Steel Rebar with a "Wolf" identification cap on the East line of said 3.211 acre tract; thence North 00 degrees 51 minutes 27 seconds East, a distance of 93.54 feet along East line to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap on the Southwesterly right-of-way line of the Former Grand Rapids & Indiana Railroad, being the POINT OF BEGINNING of the herein described tract; thence continuing North 00 degrees 51 minutes 27 seconds East, a distance of 98.58 feet along said East line and along the East line of an existing tract known as Parcel 1 described in Document Number 230700530 in the Office of said Recorder to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap on the Northeasterly right-of-way of said Former Grand Rapids & Indiana Railroad; thence South 58 degrees 42 minutes 37 seconds East, a distance of 552.13 feet (Deed) along said right-of-way line to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap on a West line of an existing 41.280 acre tract as described in Document Number 251000226 in the Office of said Recorder; thence South 01 degrees 27 minutes 53 seconds East, a distance of 101.07 feet along the Southerly extension of said west line to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap on said Southerly right-of-way line; thence North 58 degrees 42 minutes 37 seconds West, a distance of 556.88 feet along said right-of-way line to the Point of Beginning. Containing 1.082 acres, more or less. Subject to easements of record.

TRACT 2-40.198 Acres

Part of the East half of the Northwest Quarter of Section 22, in Township 35 North, Range 10 East Of the Second Principal Meridian, Orange Township in Noble County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 24107597.2025, dated November 25, 2025 and being more particularly described as follows:

Commencing at a Harrison Marker marking the Northeast corner of said Northwest Quarter; thence North 89 degrees 08 minutes 33 seconds West (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 1351.30 feet (Deed) along the North line of said Northwest Quarter and within the right-of-way of County Road 900 North to a Mag Nail with a "Firm #0027" identification ring on the West line of the East half of said Northwest Quarter; thence South 01 degrees 38 minutes 17 seconds East, a distance of 1142.93 feet (Deed) along said west line to the South line of an existing 3.211 acre described in Document Number 230700529 in the Office of the Recorder of the Noble County, Indiana, referenced by a 5/8" Steel Rebar with a "Wolf" identification cap 0.22 feet West, said point being the POINT OF BEGINNING of the herein described tract; thence South 89 degrees 08 minutes 33 seconds East, a distance of 625.23 feet (Deed) along said South line to a 5/8" Steel Rebar with a "Wolf" identification cap on the East line of said 3.211 acre tract; thence North 00 degrees 51 minutes 27 seconds East, a distance of 93.54 feet along said East line to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap on the Southwesterly right-of-way line of the Former Grand Rapids & Indiana Railroad; thence South 58 degrees 42 minutes 37 seconds East, a distance of 556.88 feet along said right-of-way line to 5/8" Steel rebar with a "Miller Land Surveying Firm #0095" identification cap on the Southerly extension of a West line of an existing 41.280 acre tract as described in Document Number 251000226 in the Office of said Recorder; thence North 01 degrees 27 minutes 53 seconds West, a distance of 796.95 feet along said southerly extension and said West line to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap on a North line of said 41.280 acre tract; thence South 89 degrees 29 minutes 47 seconds East, a distance of 200.00 feet (Deed) along said North line to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap on a west line of said 41.280 acre tract; thence North 01 degrees 27 minutes 53 seconds West, a distance of 119.97 feet (Deed) to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap on a North line of said 41.280 acre tract; thence South 89 degrees 29 minutes 47 seconds East, a distance of 50.03 feet (Deed) along said North line to a DuraNail with a "Miller Land Surveying Firm #0095" identification ring on the East line of said Northwest Quarter; thence South 01 degrees 27 minutes 53 seconds East, a distance of 170.00 feet (Deed) along said East line and within the right-of-way of County Road 350 East to a DuraNail with a "Miller Land Surveying Firm #0095" identification ring on a South line of said 41.280 acre tract; thence North 89 degrees 29 minutes 47 seconds West, a distance of

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200.00 feet (Deed) along said South line to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap on an East line of said 41.280 acre tract; thence South 01 degrees 27 minutes 53 seconds East, a distance of 676.30 feet (Deed) along said East line, being parallel with the East line of said Northwest Quarter to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap on the Northeastly right-of-way line of said former Grand Rapids & Indiana Railroad; thence continuing South 01 degrees 27 minutes 53 seconds East, a distance of 1387.31 feet (Deed) along said East line to a 5/8" Steel rebar with a "Miller Land Surveying Firm#0095" identification cap on the South line of said Northwest Quarter; thence North 89 degrees 29 minutes 47 seconds West, a distance of 1142.95 feet (Deed) along said South line to a 5/8" Steel Rebar with a "Sexton" Identification cap on the West line of the East half of said Northwest Quarter; thence North 01 degrees 38 minutes 17 seconds West, a distance of 1512.33 feet (deed) along said West line to the Point of Beginning. Containing 40.198 acres, more or less. Subject to the right-of-way of County Road 350 East and easements of record.

Ingress/Egress Easement – 0.116 Acres

Part of the East half of the Northwest Quarter of Section 22, in Township 35 North, Ranger 10 East of the Second Principal Meridian Orange Township in Noble County, Indiana:

Commencing at a Harrison Marker marking the Northeast Corner of said Northwest Quarter; thence North 89 degrees 08 minutes 33 seconds West (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 1351.30 feet (Deed) along the North line of said Northwest Quarter and within the right-of-way of County Road 900 North to the West line of the East half of said Northwest Quarter; thence South 01 degrees 38 minutes 17 seconds East, a distance of 1142.93 feet (deed) along said West line to the South line of an existing 3.211 acre tract described in Document Number 230700529 in the Office of the Recorder of Noble County, Indian; thence South 89 degrees 08 minutes 33 seconds East, a distance of 625.23 feet (Deed) along said South line to the East line of said 3.211 acre tract; thence North 00 degrees 51 minutes 27 seconds East, a distance of 93.54 feet along said East line to the Southwesterly right-of-way line of the Former Grand Rapids & Indiana Railroad; thence South 58 degrees 42 minutes 38 seconds East, a distance of 556.88 feet along said right-of-way to the POINT OF BEGINNING of the herein described easement; thence North 01 degrees 27 minutes 53 seconds West, a distance of 101.07 feet to the Northeastly right-of-way line of said Former Grand Rapids & Indiana Railroad; thence South 58 degrees 42 minutes 37 seconds East, a distance of 59.45 feet along said right-of-way line to the East line of an existing 41.280 acre tract as described in Document Number 251000226 in the Office of said Recorder; thence South 01 degrees 27 minutes 53 seconds East, a distance of 101.07 feet along said East line to said Southerly right-of-way line, thence North 58 degrees 42 minutes 37 seconds West, a distance of 59.45 feet along said right-of-way line; thence North 58 degrees 42 minutes 37 seconds West, a distance of 59.45 feet along said right-of-way line to the Pint of Beginning. Containing 0.116 acres, more or less. Subject to easements of record.

Chair Morris called Noble Trails, INC to present their petition to the board. Mr. Terry Gaff representing Noble Trails, Inc. addressed the board. Mr. Gaff informed the board Subdivision #2026-06 is the old Moody/Rhea property located off 900 N and 350 E. Noble Trails retained 41+- acres accessible by an easement tract to 350 E for road access. Noble Trails wishes to sell off the 40.198 acres and retain 1.082 acres. The 1.082 acre parcel lines up with the existing trail system. Obtaining this parcel will eliminate bike and pedestrian traffic from using 900 N for trail access between Lions Drive and Sowers Drive. Noble Trails already owns the land to the east and west of the parcel. The west parcel runs behind the mobile home park and then north along the east side of the old Limberlost Golf Course. The trail will T into 900 N, crossover to the north side of 900 N along the culvert to Lions Drive. Access to the existing trail will eliminate a huge safety issue by removing the bikes and pedestrians from the county road. He noted that the 40.198 acre parcel will need a variance approved for the easement running across Noble Trails parcel for access to the road. He stated Noble Trails wishes to sell the 40 acres to help fund more trail projects in the future. The land will stay zoned as Agricultural land with the thought it will be sold for one home. Member Tatman asked for clarification on the location of the 40 acres. Mr. Gaff noted it does not front a road accessible by easement and is located on the south side of the trail. Chari Morris called for all interested parties on subdivision #2026-06. Secretary Pranger informed the board all adjoining owners were notified and all returned will no comments. Mr. Lawrence Emerson adjoining owner on the west side stated he farms 25 acres and wanted to make sure the split would not affect his farming practice. Mr. Gaff stated the land will stay Agricultural land with one house possibly being built on the parcel. There being no further comments or questions Chair Morris called for a motion on the Subdivision #2026-06 pending approval of the easement variance. Member Tatman made a motion to approve

Subdivision #2026-06 per the BZA approval of Variance #2026-05 for the easement access. Second by Member Cole. All in favor-aye. Motion Carried.

MISCELLANEOUS BUSINESS

Nothing for the agenda.


Next Meeting: March 19, 2026

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

Attest:



Leigh A. Pranger, Secretary



Kelly L. Morris, Chair