

ROME CITY PLAN COMMISSION
Regular Meeting
January 19, 2023

The Rome City Plan Commission held a joint meeting with the BZA on Thursday, January 19, 2023, 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	Stephen Cole
Kelly Morris	Kirk Klein
Joe Bertels	Brent Leiter-by Zoom
Barb Tatman	

Rollcall determined a quorum was present.

Interested Parties in attendance: Town Attorney Charity Martin, Pat Hess-Attorney for Sylvan Lake Properties.

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

Election of Officers: Secretary Pranger informed the board the current officers are Kelly Morris-Chair, Barb Tatman-Vice-Chair and Leigh Pranger-Secretary. Member Klein made a motion to keep the same slate of officers for 2023. Second by Member Bertels. All in favor-aye. Motion Carried.

Rezoning Petition #2022-09

Sylvan Lake Properties, LLC., 4051 E 850 N, Rome City, IN 46784: The proposed amendment involves consideration of a change of zoning classification from Single-Family Residential (SR) District to Lake Residential (LR) District for the old James Wolfe property located on the north side of 850 N, between Limberlost Trail and Antler's Point. The property is further described as: A tract of land located in the Northwest Quarter of Section 23, Township 35 North, Range 10 East, in Noble County, the State of Indiana, as prepared by Duane A. Brown, LS #80040337, D. A. Brown Engineering Consultants, Inc., Job No. 2106-12. Based on information on survey prepared by Joshua P. Lash, Indiana Professional Surveyor #20900180 and shown on a plat of survey certified on May 25, 2021 as Midwest Land Surveying, LLC, Project No. 35-10-23-003A), the full description is on file in the town hall. The final decision will be made by the Rome City Town Council on Monday, November 14, 2022, at their regular 6:30 p.m., Town Council meeting.

Secretary Pranger informed the board the Town Council returned the rezoning to the Plan Commission to resolve the issue on the private road versus the public road into the Limberlost

Subdivision. Attorney Patrick Hess representing Sylvan Lake Properties owner's addressed the board, stating the owner's wish for the road to stay a private drive with access easements for the lot owner's. the Rome City Unified Development Ordinance allows for the subdivision to use private roads instead of public roads. Attorney Hess informed that board commitments will be added to the plat that the property owners cannot petition the town to take over the road (i.e., Maintenance) in the future. A chain of title will be add to each lot so that future owner's know about the commitment. Additionally, the Limberlost Landing owners are requesting to hold off on paving the private roads until year five, by then all homes should be constructed to eliminate damage to the road once asphalted.

Secretary Pranger asked about future annexation on the subdivision as the town will be providing wastewater to the homes. After some discussion Attorney Hess and Martin stated paperwork will be drawn up stipulating to the annexation. The paperwork will be developed by the attorneys, agreed to by the Sylvan Lake Properties owners, sent to the town council for approval, and then filing by the town with the state and county to bring the properties into the town. After some discussion the Plan Commission agreed to the written commitments on the road remaining private, they will be noted on the plat and recorded.


Member Leiter made a favorable recommendation of Rezoning #2022-09 to the Rome City Town Council with inclusion of the written commitments (for maintenance and allow for the road to be paved in 2027) for the road to remain private and also the signed stipulation for annexation by the Sylvan Lake Properties. Second by Member Tatman. All in favor-aye. Motion Carried.

MISCELLANEOUS BUSINESS

Nothing for the agenda

Next Meeting: February 16, 2023, at 6:30 p.m.

There being no further business Member Tatman made a motion to adjourn the Plan Commission meeting at 6.59 p.m. Second by Member Cole. All in favor-aye. Motion Carried.



Kelly Morris, President

Attest:



Leigh A. Pranger, Secretary