ROME CITY BOARD OF ZONING APPEALS

Regular Meeting
January 15, 2026

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, January 15, 2026 at 7:00 p.m. in the Rome City Town Hall. The meeting was called to order by Chair Kelly Morris.

Members Present:

Barb Tatman	Kelly Morris
Leigh A. Pranger-Secretary	Gerrit Geurs
Christine Coe	Tom Clifton

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, Jeff Dobis, John and Anita VanMeeter, James and Heather Ostermeyer, Kandi Schafer, Mark and Chris Wissel, Ryan Kuznier, Vernon Yoder, Rhonda and Scott Steinecker, Todd and Margaret Fry, Ray and Lara Mata, Andrew Schouten-Land and Boundary, Orla Bontrager-contractor for Debra Herber, Todd McAfee, Kem Prince, Jim and Chris Coe, Kendall and David Billows, Kyle Parrish.

NEW BUSINESS

Election of Officers: Member Geurs made a motion to retain the same slate of officers for 2026, Kelly Morris-Chair, Barb Tatman-Vice-Chair, Secretary-Pranger. Second by Member Clifton. All in favor-aye. Motion Carried.

Variance #2026-01

Kemuel and Vickie Prince, 1140 W. Pleasant Point, Rome City, IN 46784 are requesting variances for relief from the Rome City Unified Development Code, 2.12 Lake Residential District accessory side yard setback of 7' down to 2'5" on the east side of the garage and also the accessory height requirement of 16' up to 21'2" for the addition of a second story. To allow for a 24'x 23' addition to the first floor of the accessory structure and to include a second story 24' x 23' with a total height of 21'2".

Chair Morris called for Mr. Prince to present his petition to the board. Mr. Prince introduced his contractor, Kyle Parrish. They distributed a property survey and proposed drawing of the garage and setbacks. Mr. Prince stated he wants to replace the existing garage with a 24'x 23' building adding a second story to include a stairway and elevator. They noted the increase of 3' to the building is to accommodate a stairway to the second floor. He noted he and his wife are getting older and it has become difficult to store seasonal items in the garage and need an actual stairwell instead of a pull down to access the attic. The addition of the elevator will make it

easier to store items in the second story. Member Tatman asked if the stairs will be contained inside the building. Mr. Parrish stated yes. Member Geurs asked what is the height of the current garage? Mr. Parrish estimate between 13'-16' in height. He noted the new garage height will be 21'3" to accommodate an 8' ceiling height in the second story. Member Clifton asked if the garage will have water? Mr. Parrish stated, No. Member Tatman asked why the garage could not be moved further to the west to eliminate the variance on the side yard setback. Mr. Prince stated the current west garage wall lines up with the front door of the house. Moving the garage to the west would block the front door. Mr. Prince informed the board the properties on the backside of the road consist of garages. The house to the east has their garage located next to the Prince's garage with a walkway to their front door. Mr. Prince noted this project will allow them to live in their home longer as they age. There being no further questions Chair Morris called for interested parties on Variance #2026-01. Secretary Pranger informed the board she notified the adjoining owners and only one returned with no comments. Member Geurs made amotion to approve Variance #2026-01 as presented per the findings of fact. Second by Member Tatman. All in favor-aye. Motion Carried.

Variance #2026-03 (Variance #2025-28)

Debra J. Herber Revocable Trust, 1144 Highland Pointe Dr., Saint Louis, MO 63131, is requesting variances for the back lot for 1580 North Shore Drive, Rome City, IN 46784. The variances from the Rome City Unified Development Code, Article 2.10, Single Family Residential District Development Standards side yard setback requirement of 10' down to 7' on east and west sides of the lot. Also, a variance from Article 5.06 AS-04 SR Accessory Structure Standards C. Quantity and Size, 2. Maximum Size of 1200 sq. ft. up to 1872 sq. ft. To allow the construction of a 26'x 72' storage building.

Chair Morris called for Debra Herber to bring the board up to date. Mr. Shouten-Land and Boundary, representing Mrs. Herber informed the board the building has been centered on the lot with 7' side yard setbacks on both sides of the building. He noted the building length has been reduced from 80' to 72'. They would like to retain the 26' width in order to get everything stored inside the building. He noted the driveway in front of the building will be permeable drive so the water will go through. This will keep the lot coverage to 39%. The drainage basin will be installed in the back with swales installed on both sides of the building dumping into the drainage basin in the back. Builder Orla Bontrager stated they will install gutter on the building will outlet into the swale directing the water to back basin. Member Morris asked about the height of the side wall on the building? Mr. Bontrager stated the wall height will be 12'. Member Morris asked what size the eaves will be on the building as they will be encroaching into the side yard setback. Mr. Bontrager stated the eaves will be 16". Member Clifton restated the original building size was 26'x80'. Member Geurs stated the current ask is now 26'x 72'-200 sq. ft. has been removed from the building. Member Coe asked what is the reason for not reducing the width of the building from 26' down to 24'? Mr. Bontrager stated the Herbers' request that the width be allowed to stay at 26'due to backing in and storage of pontoons. Member Geurs asked what is the width of a standard pontoon? Secretary Pranger stated they range from 8' to 10' in width. Member Tatman stated she still feels the building is too large. Mr. Bontrager stated the owner still wants the width of the building to be 26'. He noted the lot size creates the problem. Member Geurs stated in reference to the handout showing the sizes of the other storage barns

along North Shore this will not be smallest, but it will not be the largest either. Member Clifton stated he liked that they did reduce the size and are trying to get to some middle ground. Member Morris stated she still wants the building to be at 24' width. Member Geurs stated he likes that they are under the lot coverage requirement by adding the permeable drive and the width is not a big deal to him as long as the building is centered and the drainage issue is taken care of. Mr. Shouten stated by making the building 24' width the calculation is better on the drainage and the lot coverage. The board asked Mr. Bontrager if the owner will accept the reduced width of 24'? Mr. Bontrager stated, yes. Member Geurs made a motion to approve the building for 24'x72', with required drainage and per the findings of fact. Second by Member Coe. All in favor-aye. Motion Carried.

Variance #2026-04

James and Christine Coe, Life's Dream-aka-Sylvan Plaza, 502 Kelly Street, Rome City, IN 46784 are requesting variances for relief from the Rome City Unified Development Code, 2.20 Central Business (CB) District: Article 5.75 Signs-06 CB Sign Standards to allow a Gateway Sign for multi-tenant building and allow increase in sign area of 67 sq. ft. from the required 60 sq. ft. and Height of sign to be 13'8" from the required 8 feet. To allow for the installation of a Gateway sign in the Central Business District and size of sign to be 8'3" X 8' with a base of 5'8" equals a total height 13'8".
Chair Morris called for the Coe's to present their petition to the board.
Member Christine Coe informed the board she will be recusing herself from the board due to this being her petition. She then passed out a property layout and a mockup of the proposed sign. She noted that the brick base will stay in place, and they will be adding the sign to the top of the brick base. Jim Coe stated the brick base will be covered with stone and a limestone cap to match the proposed building. The bottom of the sign will be approximately 16 sixteen inches above the planter. Chris Coe stated she wants to keep the planter on the bottom of the sign to be able plant flowers. Jim Coe stated the tenant signs will be 2' each in height and the top of the sign will be LED scrolling (Sylvan Plaza)-so they can advertise for business specials, rentals etc… Chair Morris asked if the sign will be lit at night. Jim Coe stated yes the tenants' signs will be back lit with the scrolling sign on top. Jim Coe stated the tenant signs will be 2' acrylic which can be removed and replaced easily when tenants change. He noted the sign will be approximately 2' taller then the current sign today with the roof. Chris Coe noted she wants to keep something of the old Blaisings for nostalgic purposes. There being no further questions. Chair Morris called for interested parties on Variance #2026-04. Secretary Pranger informed the board she notified all adjoining owners and received 3 out of the 6 returned with no comments. Member Tatman asked if they had anyone interested in renting the units? Chris stated they have on confirmed tenant and two additional they are in discussions with. Chair Morris called for amotion. Member Geurs made a motion to approve the variance as requested per the findings of fact. Second by Member Clifton. All in favor-aye. Motion Carried.

OLD BUSINESS-Tabled from January meeting-update from Attorney Glick

Variance #2025-02

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.
Attorney Glick asked if Mr. Swaney has set up an inspection on removal of the removal of the garage bathroom and all evidence of the upstairs plumbing. Secretary Pranger stated no, nothing has been done as far as she knows. Pranger then asked how long are we waiting for Mr. Swaney to comply? Attorney Glick stated the town can fine him for non-compliance of the variance. Pranger stated she thought that was the reason it was included in the settlement so Mr. Swaney would have to comply. Attorney Glick stated he will contact Mr. Swaney's attorneys (Rob Kruger and Dana Carlson) to see about scheduling the inspection.

ON HOLD Tabled-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: February 19, 2026

There being no further business, Member Tatman made a motion to adjourn the meeting at 8:00 p.m. Second by Member Clifton. All in favor-aye. Motion Carried.

Kelly Morris, Chair BZA

Attest: Leigh A Pranger, Secretary