

MEETING CANCELED
AGENDA
ROME CITY PLAN COMMISSION
THURSDAY, July 16, 2026
6:30 P.M.

Zoom: <https://us02web.zoom.us/j/85140313392?pwd=CL4NO3C0aO4TeDaDuun0f3gUtk1IR9.1>

YouTube @TOWNOFROME CITY

1. Roll Call
2. Read and Approve minutes from last meeting
3. **OLD BUSINESS**

— **Nothing for the agenda**

4. NEW BUSINESS

— Nothing for the agenda

5. MISCELLANEOUS BUSINESS

— Nothing for the agenda

Next Meeting: July 16, 2026

AGENDA
ROME CITY BOARD OF ZONING APPEALS
July 16, 2026
7:00 P.M.

Zoom: <https://us02web.zoom.us/j/85140313392?pwd=CL4NO3C0aO4TeDaDuun0f3gUtk1IR9.1>

YouTube @TOWNOFROME CITY

1. Roll Call
2. Read and Approve minutes from last meeting
3. **NEW BUSINESS**

Variance #2026-22

Dwight and Paula Taylor, 1050 Eastgate Drive, Kendallville, IN 46755 are requesting variances from the Rome City Unified Development Code, Lake Residential District, Article 2.12 Lake Residential District (LR), Street yard setback requirement of 25' setback down to 10' setback and Article 5.07 LR Accessory Structure Standards Section C. Quantity and Size restriction of 1200 sq. ft building size up to 1728 sq. ft for a storage pole barn with a covered porch on the lake side of 8'x 36'. Existing 16'x 40' shed to be removed new building to be placed in same location. The petition, legal description, plot plan and variances are on file and may be examined at the Rome City Town Hall.

Variance #2026-23

Samual Geiger and Tammy Hanks, 530 Bayview Drive, Rome City, IN 46784 are requesting variances from the Rome City Unified Development Code, Lake Residential District, Article 2.12 Lake Residential District (LR), Street yard setback requirement of 25' setback down to 22' setback, side yard setback for accessory structure (deck) 8' down to 5' on the south side of the house, lake yard setback of 25' down to 11' for a deck and covered porch and Maximum Lot coverage of 45% up to 47%. Existing house (not foundation) to be demolished and new two-story house on a walk out basement to be built on the existing foundation with decks and covered porch and limestone parking area.

4. OLD BUSINESS

- **UPDATE-Weisenberger-New Court Date???**

Tabled-Appeal #2025-12-

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.

5. MISCELLANEOUS BUSINESS

Nothing for the agenda

Next Meeting: Next Meeting: August 20, 2026

ROME CITY BOARD OF ZONING APPEALS

Regular Meeting

July 16, 2026

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, July 16, 2026 at 7:01 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

Christine Coe

Members Absent:

Tom Clifton

Gerrit Geurs

Rollcall determined a quorum was present.

Member Tatman made a motion to waive the reading of the minutes and approve them as presented. Second by Member Coe. 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, Dwight and Paula Taylor, Sam Geiger, Tammy Hanks, and Tracy Hanks

NEW BUSINESS

Variance #2026-22

Dwight and Paula Taylor, 1050 Eastgate Drive, Kendallville, IN 46755 are requesting variances from the Rome City Unified Development Code, Lake Residential District, Article 2.12 Lake Residential District (LR), Street yard setback requirement of 25' setback down to 10' setback and Article 5.07 LR Accessory Structure Standards Section C. Quantity and Size restriction of 1200 sq. ft building size up to 1728 sq. ft for a storage pole barn with a covered porch on the lake side of 8'x 36'. Existing 16'x 40' shed to be removed new building to be placed in same location. President Morris called for The Taylor's to present their petition to the board. Mr. Taylor addressed the board with a survey and plot plan for old shed and the proposed pole barn. Mr. Taylor informed the board they installed a 16'x40' shed in 2020. They need to upgrade to a larger pole building (36'x40') with an (8'x36') porch. The total sq. footage to be 1728 sq. ft. He noted the existing shed will be removed within the next couple of weeks. He stated they have outgrown the shed and need more room to avoid storing items outside. They have boats, trailers, vehicles, watercrafts and mowers they need to store. He referred the board to the beacon drawing showing the existing shed with a hash marked area showing the location of the new barn. The new barn will be 19' from the property line and improvement from the road setback for the shed which was 10'. He noted they recently remodeled their home and lap cement siding, and they will use the same siding on the barn and match the exterior color to the house. Member Tatman asked where the main garage door will be faced. Mr. Taylor stated the main garage door will face Eastgate Drive and will be 10' to accommodate a pontoon trailer. He noted he will

P.O. Box 338

402 Kelly Street

(260) 854-2412

Rome City, IN 46784

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leave a one to two space in gravel from the cement approach to Eastgate Drive. There being no further questions, President Morris called for interested parties on Variance #2026-22. Secretary Pranger informed the board that all three property owners were notified and two out of three returned with no comments. Mr. Taylor informed the board he spoke with Mr. Haworth, and they are ok with the project. President Morris called for a motion. Member Tatman made a motion to approve Variance #2026-22 per the findings of fact. Second, by Member Coe. All in favor-aye. Motion Carried.

Variance #2026-23

Samual Geiger and Tammy Hanks, 530 Bayview Drive, Rome City, IN 46784 are requesting variances from the Rome City Unified Development Code, Lake Residential District, Article 2.12 Lake Residential District (LR), Street yard setback requirement of 25' setback down to 22' setback, side yard setback for accessory structure (deck) 8' down to 5' on the south side of the house, lake yard setback of 25' down to 11' for a deck and covered porch and Maximum Lot coverage of 45% up to 47%. Existing house (not foundation) to be demolished and new two-story house on a walk out basement to be built on the existing foundation with decks and covered porch and limestone parking area.

President Morris called for Variance #2026-23 to be presented. Mr. Sam Geiger addressed the board with a survey, plot plan and pictures of the property. Mr. Geiger stated they would like to demolish the house and keep the basement foundation. They had the foundation checked out and it is ok to rebuild on. They want to build a story and half on a walkout basement. They currently do not have plans to finish the basement. They want to add a covered porch in the location of the existing deck with a walkway deck to the north to access the stairs. The main door will be on the south side of the house, and they are requesting a three-foot walkway from the roadside to the covered porch on the lakeside of the house. He noted the carport, existing shed and tree on the north side will be removed. This will open access to the sewer station in the front yard. He noted he spoke with adjoining owner Mr. Boyle, and he asked if the car port could be removed as he cannot see to exit his driveway. Member Tatman asked how long they have lived in the house. Mr. Geiger stated, one year. Member Tatman asked the height of the house. Mr. Geiger stated, 33'. President Morris asked if the porch will be enclosed-screened? Mr. Geiger stated no, it will have the deck rail and roof. The noted they worked to keep everything within the existing footprint as the old house. President Morris asked about the side yard setback on the south side. Mr. Geiger stated it will be five feet on the south side, and the north side will be 10-15' as it widens to the roadside. He noted the utilities will be moved to the north side of the house. There being no further questions President Morris called for interested parties on Variance #2026-23. There was no one present. Secretary Pranger informed the board the adjoining owners were notified and two returned. Mr. Boyle on the south side stated his concern about the carport blocking his view and questioned how the deck would be finished out. Secretary Pranger said she spoke with Mr. Boyles, and he asked if the lattice under the current deck would be replaced on the new deck or whether they will landscape the areas. Mr. Geiger stated they will not be reinstalling the lattice they will be doing landscaping. There being no further comments President Morris called for a motion. Member Tatman made a motion per the findings of fact to approve Variance #2026-23 with the restriction the porch cannot be enclosed. Second by Member Coe. All in favor-aye. Motion Carried.

OLD BUSINESS

UPDATE-Weisenberger-New Court Date???

Tabled-Appeal #2025-12-

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.

Attorney Glick stated there is no update.

MISCELLANEOUS BUSINESS

Pranger asked about a parcel which was previously grandfathered 1035 Lions Drive for short term rental. However, it is being sold on contract, and they have not applied to continue to use it as a short-term rental. It was suggested to send an exploratory letter to find out about the new owner's intent. Member Coe expressed a neighbor may also be using their property as a short-term rental without applying for the Special Exception. Pranger informed her they had sent several letters regarding the work being done inside the house with no reply. Another letter will be sent.

Next Meeting: August 20, 2026

Adjourn-please state time.

There being no further business, Member Tatman made a motion to adjourn the meeting at 7:41 p.m. Second by Member Coe. All in favor-aye. Motion Carried.



Kelly Morris, Chair BZA

Attest: 

Leigh A. Pranger, Secretary