

Rome City Board of Zoning Appeals

November 20, 2025

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ROME CITY BOARD OF ZONING APPEALS

Regular Meeting

November 20, 2025

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, November 20, 2025 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, Pat and Angie Filler, Ronald Minke, Vernon Yoder, Orla Bontrager, Andrew Schouten.

NEW BUSINESS

Variance #2025-32

Ronald and Susan Minke, 324 Barouche Place, Fort Wayne, IN 46845 for 970 Lakeside Drive, Rome City, IN 46784 are requesting a variance from the Rome City Unified Development Code, Article 5.67 Lake Residential Setback Standards A. Exceptions 12. Decks, Lake yard setback requirement of 25' down to 18' and side yard setback requirement of 5' down to 2' on the east side of Lot 12 in Oakland Addition. For the expansion and replacement of an existing deck and walkway.

Chair Morris called for Mr. Minke to present his petition to the board. Mr. Minke referred to the survey and plot plan for his property. He informed the board the current deck on the house is starting to rot and needs to be replaced. He stated the deck on the lakeside of the home is currently at two different levels and the lower deck is smaller in depth than the upper deck. He would like to enlarge the lower deck by two feet toward the lake so both decks are the same depth and bring up the lower deck to the same height as the upper deck. They have had problems with guests missing the step down. He stated the guests get distracted by the boat traffic and the lake and miss the step down. It has become a fall hazard. He informed the board that the request to enlarge the deck will bring the lake yard setback down to eighteen feet from the lake instead of the required twenty-five-foot setback. He noted it will not impair anyone's view of the lake. Chair Morris asked if he will be keeping the sidewalk? He stated yes. The sidewalk on the east side of the house slopes to the lake and has two steps down. He wants to level up the walkway to the same height as the deck and keep the same width as the existing walkway. He stated that he spoke with Mr. Alligood regarding the proximity to side yard. Mr. Alligood agreed to the

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setback. They further discussed the fence separating their property and they decided to remove the fence due to its deteriorating condition. Member Geurs asked if the side yard request is to keep the same setback as the current sidewalk? Mr. Minke stated, yes the side yard setback stays the same and the lake yard setback is two feet different from the existing deck.

There being no further questions Chair Morris called for interested parties on Variance #2025-32. Secretary Pranger informed the board all adjoining owners were notified, and one returned with no comments. She noted Mr. Minke received oral approval from Mr. Alligood. No one was present on Variance #2025-32. Chair Morris called for a motion. Member Geurs made a motion to approve Variance #2025-32 as presented per the findings of fact. Second by Member Clifton. All in favor-Aye. Motion Carried. Variance #2025-32 Approved.

Variance #2025-33

Patrick and Angela Filler, 1070 North Shore Drive, Rome City, IN 46784 are requesting a variance from the Rome City Unified Development Code, Article 5.07 Lake Residential Accessory Structure Standards C. Quantity and Size 2. Maximum size of 1200 sq. ft. up to 1400 sq. ft. For the construction of a 40'x 35' accessory structure to be used for storage.

Chair Morris called for Mr. and Mrs. Filler to present Variance #2025-33 to the board. Mr. Pat Filler addressed the board with a survey, plot plan and hand drawn picture of the proposed building. Pat Filler informed the board they purchased the house in February of this year. The house has a 24x24 garage and they need more storage area for lawn equipment, boats and lake toys. The building will be 40'x35' and will be buffered from the lake by the existing trees, the building will be built along the current parking area and will match the exterior of the home. Member Tatman asked if they will have water in the building. Mr. Filler stated no, they do not want water in the building it will have electricity only. Member Tatman asked what the height of the building will be? Mr. Filler stated the building will be 16' in height. He noted the location of the building is closer to the house due to an electrical easement running to Bishop Island. There being no further questions Chair Morris called for interested parties on Variance #2025-33.

Secretary Pranger informed the board she notified all adjoining owners one returned with no comments. No interested parties were present. There being no further comments, Chair Morris called for a motion on Variance #2025-33. Member Clifton made a motion to approve variance #2025-33 with the usual restrictions, no living quarters, no rental, no business and no exterior stairways per the findings of fact. Second by Member Geurs. All in favor-aye. Motion carried. Variance #2025-33 Approved.

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 Maximum Lot Coverage of 35% up to 41% and side yard setback requirement of 10' down to 4' on the east side 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 2080 sq. ft. To allow the construction of a 26'x 80' storage building. Chair Morris called for Mr. Herber to present his petition to the board. Andrew Schouten-Land and Boundary, worked up the storm water calculation for Mr. Herber. Mr. Orla Bontrager-

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Contractor for Mr. Herber will be presenting to the board. Mr. Schouten informed the board he calculated the storm water on a 26'x80' building with a 16' height to peak, he noted the water runoff will fit in the one foot, 26'x16' retention basin shown on the survey at the back of the lot, the water on the ground will be directed into the basin through ground swales. He noted to the board that the building will be centered on the lot with 7' setbacks on both sides to be able to get the required maximum of three to one slope on both sides. Swales will be created on both sides to direct the water into the rear retention basin. Attorney Glick informed Mr. Schouten and Mr. Bontrager a new variance will need to be submitted due to the side yard setback changes. The adjoining owner on the west side will now be affected by the new setback which constitutes a new filing. Member Geurs stated it is reassuring to see a storm water plan and that the water can be contained on the property and not shed onto the neighboring properties. Member Tatman asked about the building size. She stated it is still too big and needs to be reduced. Mr. Schouten stated he needs to know what size will be acceptable to the board. Chair Morris asked about the doors on front of the building? Mr. Bontrager stated the front of the building will have overhang doors and a man door will be located on the side of the building. Member Geurs stated a 24'x73' building would be 1752 sq ft. It would be better to be closer to the required 1200 sq. ft.

Secretary Pranger informed them if the building can be built outside of the 918.8 elevation. They will not need to elevate the building nor bring in fill. To get out of the flood plain should reduce to 1440. Attorney Glick stated in light of the new paperwork that needs to be filed on the adjustments to the size of the building Mr. Bontrager should request to table.

Member Geurs made a motion to table Variance #2025-28. 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.

ON HOLD Tabled-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.

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MISCELLANEOUS BUSINESS

Fence variance-owner decided to fix existing fence.

Next Meeting: January 15, 2025

There being no further business, Member Geurs made a motion to adjourn the meeting at 7:50 p.m. Second by Member Clifton. All in favor-aye. Motion Carried.


Kelly Morris, Chair BZA

Attest:


Leigh A. Pranger, Secretary

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