

ROME CITY PLAN COMMISSION

Regular Meeting

October 23, 2025

The Rome City Plan Commission held their regular meeting on October 23, 2025, 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
Kelly Morris
Joe Bertels

Barb Tatman
Kirk Klein

Members Absent:

Stephen Cole
Brent Leiter

Rollcall determined a quorum was present.

Interested Parties in attendance: Attorney Dustin Glick, Bruce and Kathy Rietdorf, Pat Filler, Geoff and Susan Newman, Steve Smith, Josh Lash-surveyor for Steve Smith, Vernon Yoder, Orla Bontrager-contractors for John Herber, John Morrman, Dale DeGroff, Steve Reinbrecht, Roger Smith, Todd Stayer, Tanya and Larry Black, Alex Dollar.

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

Vacation #2025-29

Stephen and Anne Smith, 1020 North Shore Drive, Rome City, IN 46784 are requesting to vacate Lots 2 & 3 in the Malle Subdivision, within the corporate limits of the Town of Rome City. The land to be vacated is approximately 2.85 acres. These lots will be replatted into a new 3-lot subdivision to be called Anne's Woods, in Rome City, Noble County, Indiana.

Vacation further described as:

A TRACT OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 15, T 35 NORTH, RANGE 10 EAST, NOBLE COUNTY, THE STATE OF INDIANA, SURVEY BY JOSHUA P. LASH, PROFESSIONAL SURVEYOR WITH MIDWEST LAND SURVEYING, LLC LOCATED AT 124 E. ALBION STREET, AVILLA, IN. 46710 PER SURVEY JOB NUMBER 35-10-15-014, MORE FULLY DESCRIBED AS FOLLOWS:

LOT TWO (2) AND LOT THREE (3) IN MALLE SUBDIVISION PER NOBLE COUNTY DOCUMENT 181100522 MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER LOT 3 IN MALLE SUBDIVISION PER NOBLE DOCUMENT NUMBER 181100522 MARKED BY A HARRISON MARKER FOUND; THENCE N 89°42'10" W, ALONG THE SOUTH LINE OF SAID LOT 3, FOR 265.50 FEET TO A CAPPED BROWN REBAR FOUND; THENCE S 45°13'51" W, ALONG THE SOUTH LINE OF LOT 3 AND LOT 2, FOR 168.95 FEET TO THE SHORELINE OF SYLVAN LAKE; THENCE NORTHWESTERLY ALONG SAID SHORELINE FOR THE FOLLOWING SIX BEARINGS AND LENGTHS:
THENCE N 03°09'21" W, FOR 27.60 FEET; THENCE N 06°47'09" W, FOR 34.30 FEET; THENCE N 49°43'36" W, FOR 15.92 FEET; THENCE N 55°57'53" W, FOR 29.13 FEET; THENCE N 71°50'02" W, FOR 26.95 FEET; THENCE S 83°47'09" W, FOR 33.88 FEET TO THE WEST LINE OF LOT 2 IN MALLE SUBDIVISION;
THENCE N 00°30'27" W, ALONG THE WEST LINE OF SAID LOT 2, FOR 277.76 FEET TO A CAPPED BROWN REBAR FOUND ON THE SOUTH RIGHT-OF-WAY OF NORTHSHORE DRIVE AND ON A NON TANGENT CURVE, CONCAVE THE NORTHEAST, HAVING A RADIUS OF 939.17 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SOUTH RIGHT-OF-WAY, FOR 73.49 FEET, SUBTENDED BY A CHORD BEARING OF S 81°55'31" E, WITH A CHORD LENGTH OF 73.47 FEET TO A CAPPED BROWN REBAR FOUND; THENCE S 89°32'29" E, ALONG SAID SOUTH RIGHT-OF-WAY, FOR 225.92 FEET TO A CAPPED BROWN REBAR FOUND AT THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 340.00 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY AND CURVE FOR 145.07 FEET, SUBTENDED BY A CHORD BEARING OF N 78°14'39" E, WITH A CHORD LENGTH OF 143.97 FEET TO A CAPPED LASH REBAR FOUND AT THE

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NORTHWEST CORNER LOT 1 IN 1ST ADDITION RIETDORF PLACE PER NOBLE COUNTY DOCUMENT NUMBER 211200918; THENCE S 17°00'59" E, ALONG THE WEST LINE OF SAID LOT 1, FOR 120.07 FEET TO A CRIMP IRON PIPE FOUND AT THE SOUTHWEST CORNER LOT 1; THENCE S 03°22'33" W, FOR 22.78 FEET TO A REBAR FOUND ON THE NORTH LINE LOT 1 IN O CONNOR BEACH PER NOBLE COUNTY PLAT BOOK 2, PAGE 81; THENCE N 89°25'16" W, ALONG THE NORTH LINE OF SAID LOT 1, FOR 28.36 FEET TO A REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 18°18'03" E, ALONG THE WEST LINE OF SAID LOT 1, FOR 140.11 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 2.85 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL PUBLIC ROAD RIGHTS-OF-WAY AND ALL EASEMENTS OF RECORD.

Exhibit A, survey for these vacated lots and Exhibit B, Anne's Woods Subdivision Lots 1, 2, 3, along with the petitions are on file and may be examined at the Rome City Town Hall. All interested parties should attend to voice their opinion, or they may file written comments with the Town Hall prior to or at the meeting. The board reserves the right to table the request.

Major Subdivision #2025-30

Stephen and Anne Smith, 1020 North Shore Drive, Rome City, IN are requesting primary and final approval for a three lot (3) lot major subdivision to be known as: "Anne's Woods Subdivision" said subdivision is located within the annexed area of the Town of Rome City, Part of the Northwest and Southwest Quarter of Section 15, Township 35 North, Range 10 East, Noble County, Indiana, Lot 1 consists of 1.10 acres more or less and Lot 2 consists of .87 acres more or less, and Lot 3 consists of .88 acres more or less; common addresses 1020 North Shore Drive and 1080 North Shore Drive, Rome City, IN 46784, or at the meeting.

More fully described as:

A tract of land located in the Northwest and Southwest quarter of Section 15, T 35 North, Range 10 West, Noble County, the State of Indiana, survey by Joshua P. Lash, professional surveyor with Midwest Land Surveying LLC located at 124 E Albion St. Avilla, IN 46710 per survey job number 35-10-15-014, more fully described as follows:

Beginning at the southeast corner of Lot 3 in Malle Subdivision per Noble Document Number 181100522 marked by a Harrison Marker found; thence N 89°42'10" W, along the south line of said Lot 3, for 265.50 feet to a capped brown rebar found; thence S 45°13'51" W, Along the south line of Lot 3 and Lot 2 for 168.95 feet to the shoreline of Sylvan Lake; thence northwesterly along said shoreline for the following six bearings and lengths:

Thence N 03°09'21" W, for 27.60 feet; thence N 06°47'09" W, for 34.30 feet; thence N 49°43'36" W, for 15.92 feet; thence N 55°57'53" W for 29.13 feet; thence N 71°50'02" W, for 26.95 feet; thence S 83°47'09" W, For 33.88 feet to the west line of Lot 2 in Malle Subdivision;

Thence N 00°30'27" W, Along the west line of said Lot 2, for 277.76 feet to a capped brown rebar found on the south right-of-way of North Shore Drive and on a non-tangent curve, concave the northeast, having a radius of 939.17 feet; thence southeasterly along said curve and south right-of-way, for 73.49 feet, subtended by a chord bearing of S 81°55'31" E, with a chord length of 73.47 feet to a capped brown rebar found; thence S 89°32'39" E, along said south right-of-way for 225.92 feet to a capped brown rebar found at the beginning of a non tangent curve concave to the northwest, having a radius of 340.00 feet; thence northeasterly along said south right-of-way and curve for 145.07 feet, subtended by a chord bearing of N 78°14'39" E, with a chord length of 143.97 feet to a capped lash rebar found at the Northwest corner Lot 1 in 1st Addition Rietdorf Place per Noble County Document Number 211200918; thence S 17°00'59" E, along the west line of said Lot 1, for 120.07 feet to a crimp iron pipe found at the southwest corner Lot 1; thence S 03°22'33" W, for 22.78 feet to a rebar found on the north line Lot 1 in O Connor Beach per Noble County Plat Book 2, Page 81; thence N 89°25'16" W, Along the north line of said Lot, for 28.36 feet to a rebar found at the Northwest corner of said Lot 1; thence S 18°18'03" E, Along the west line of said Lot 1 for 140.11 Feet to the Point of Beginning, said tract of land containing 2.85 acres, more or less, and being subject to all public road rights-of-way and all easements of record.

The petition and primary/secondary plat are on file and may be examined at the Rome City Town Hall. All interested parties should attend to voice their opinion, or mail letters to P.O. Box 338, email lapranger@romecity-in.org or drop a letter in the drop box at the Rome City Town Hall prior to or at the meeting. Said hearing may be continued from time to time as may be necessary.

Chair Morris called for the presentation of Malle subdivision vacation and three-lot subdivision of Anne's Woods. Mr. Smith was present along with hi surveyor, Josh Lash, to present the petitions. Mr. Smith addressed the board first stating he is an adjoining landowner to Mary Malle. Ms. Malle's property was put on the market several months ago and Mr. Smith decided to buy the property in self-defense. He heard a developer was interested in purchasing the parcel and subdividing into smaller lot which would mean the destruction of the woods area next to his home. He decided to purchase the property and split off the house from the woods to retain ownership of the woods and sell off the house. In order to-do this he decided to include his house into the proposed subdivision. To do this he will need to vacate Lots 2 and 3 in Malle Subdivision and then replat in Lots 1,2, and 3 in Anne's Woods. He informed the board his home was part of Gene Stratton-Porter's estate and Mrs. Stratton-Porter lived in the house from 1912-1916 while Wildflower woods was under construction. The house and land were given to Jeanette Porter Gene's Stratton-Porter's daughter and remain in Jeanette's ownership until 1936. Chair Morris asked for clarification on what lots are included in Malle Subdivision. Mr. Smith

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stated Lot 1 is owned by Mr. Jehl, Lot 2 owned by Smith's and Lot 3 owned by Mary Malle. Mr. Smith stated he is in the process of looking for a company to clean out the bay back to the Malle house as it has accumulated a lot of junk in the last 50 years. Mr. Josh Lash addressed the board and stated he will present both petitions, the vacation and the subdivision to the board to save time. Mr. Lash informed the board lot 2 and 3 in Malle Subdivision will be vacated and then incorporated into the new subdivision Anne's Woods which will be three lots. Lot 1 Smith's home, Lot 2 the woods, Lot 3 Malle House. Member Bertels asked about the drive cutting through Lots 1 and 2. Mr. Smith stated it is an access easement dedicated in 1956 for the lots along Sylvan Lake to have access to North Shore Drive. Mr. Smith stated his intention is to keep the wooded lot for him and his wife's lifetime and then it will be up to his children to decide if they want to keep the woods as is or sell it.

There being no further discussion from the board, Chair Morris called for interested parties on both petitions. Secretary Pranger informed the board she notified the adjoining neighbors and received four returns out of eight. The notices were sent out certified mail, so all neighbors were notified. Only one neighbor contacted her, Mr. Bruce Rietdorf concerning a property line issue on the south side. Mr. Smith informed the board he spoke with Mr. Rietdorf, and the issue will be resolved after the completion of the subdivision process. Bruce Rietdorf asked if the intent is to save the woods, then why not include the woods into Lot 1 for Mr. Smith to retain ownership. Mr. Smith stated it was an economic decision to keep them separate. Mr. Rietdorf then asked due to the floodplain issue along the bay, is there even enough available ground to build a house on. Mr. Lash stated yes, there is enough land. No board member or people in the audience had any questions. Chair Morris called for a motion on the vacation and subdivision. Member Tatman made a motion to approve Vacation #2025-29 and Subdivision #2025-30 Anne's Woods as presented. Seconded by Member Klein. All in favor-aye. Motion carried.

MISCELLANEOUS BUSINESS

Nothing of the Agenda

Next Meeting: November 20, 2025

Member Tatman made a motion to adjourn the Plan Commission meeting at 6:54 p.m. Second by Member Bertels. All in favor-aye. Motion Carried.



Kelly Morris, Chair

Attest: 

Leigh A. Pranger, Secretary