

AGENDA

ROME CITY BOARD OF ZONING APPEALS

September 17, 2026

7:00 P.M.

Zoom: <https://us02web.zoom.us/j/85140313392?pwd=CL4NO3C0aO4TeDaDuun0f3gUtkHR0.1>

YouTube @TOWNOFROMECITY

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

Special Exception request 2026-26:

Sylvan Realty LLC/Randy Pippenger, 1110 Kelly St., Rome City, IN are requesting a special exception from the Rome City Unified Development Code, for the back lot of 1110 Kelly Street, Rome City comprised of 10.84 ac, from Section 2.24 Enclosed Industrial Development Standards, Special Exception Use to allow outdoor storage. The petition and drawings of the proposal are on file in the Town Hall.

Variance #2026-24 Removed from agenda

~~Leon and Martha Patrick on behalf of Don. M. Cornett, 1150 Grant Street, Rome City, IN is requesting a variance for a metal pole barn on a back lot, location more fully described as Lot 19 in Teal's Addition and 40' of vacated Sherman Street. Variances from the Rome City Unified Development Code, Article 2.10 Single Family Residential Development Standards height restriction of 16' up to 20'5" and from Article 5.06 Single Family residential accessory structures D. Materials, the exterior finish and façade of all storage-based accessory structures shall match, closely resemble or significantly complement the material used on the primary structure. To allow for the construction of 30' x 40' pole barn with metal siding and roof for storage purposes.~~

Variance #2026-27

Donald and Tammy Long, P.O. Box 74 Wolcottville, for 1721 Cain Landing Drive, Rome City, IN 46784 are requesting a variance Rome City Unified Development Code, Article 2.12 Lake Residential Development Standards height restriction of 16 feet up to 20'6" and from Article 5.07 Lake residential accessory structures C. Quantity and Size: size restriction of 1200 sq. ft up to 1792 sq. ft. and D. Materials, the exterior finish and façade of all storage-based accessory structures shall match, closely resemble or significantly complement the material used on the primary structure. To allow for the construction of a 32' x 56' pole barn, height of 20'6" with metal siding and roof for storage purposes.

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: October 15, 2026

Adjourn-please state time.

BOARD OF ZONING APPEALS	Appointing Authority	Date of Term
Kelly Morris	TC President	1-1-2023 to 12-31-2026
Barb Tatman	Plan Commission	1-1-2025 to 12-31-2028
Christine Coe	TC President	1-1-2024 to 12-31-2027
Tom Clifton	Town Council	1-1-2024 to 12-31-2027
Gerrit Geurs	TC President	1-1-2026 to 12-31-2029

ROME CITY BOARD OF ZONING APPEALS

Regular Meeting
September 17, 2026

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, September 17, 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
Tom Clifton	Gerrit Geurs

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, Randy Pippenger, Don Long.

OLD BUSINESS

UPDATE-Weisenberger-New Court Date???

Tabled-Appeal #2025-12-

No update!

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.

NEW BUSINESS

Special Exception request 2026-26:

Sylvan Realty LLC/Randy Pippenger, 1110 Kelly St., Rome City, IN are requesting a special exception from the Rome City Unified Development Code, for the back lot of 1110 Kelly Street, Rome City comprised of 10.84 ac, from Section 2.24 Enclosed Industrial Development Standards, Special Exception Use to allow outdoor storage. The petition and drawings of the proposal are on file in the Town Hall.

Secretary Pranger informed the board the Plan Commission made a favorable recommendation to the Town Council to approve the Re-Zone application from Agricultural (AG) to Enclosed Industrial (EI).

President Morris called for Mr. Pippenger to present his petition to the board. Mr. Pippenger directed the board to the map location of the back lot. He stated he is working to get everything in line to sell the business, and they found the back lot was not zoned properly for the current usage. He contacted Mrs. Pranger to find he needed to rezone from Agriculture to Enclosed Industrial and apply for a Special Exception to allow for the outdoor storage of which the property has been used (storage of Boats and similar vehicles). Mr. Pippenger noted they may

add a storage facility in the future for the storage of boat motors and other boating materials. Otherwise, the usage will remain the same as outdoor storage of boats and other subsequent boating vehicles and articles. Member Geurs asked if the business was up for sale. Mr. Pippenger stated yes and it is contingent on approval of the rezoning and special exception. President Morris called for interested parties on Special Exception #2026-26. No one was present on the petition. Pranger informed the board that all adjoining owners were notified and 3 out of 7 returned with no comments. There being no further discussion President Morris called for a motion. Member Geurs made a motion to approve the Special Exception #2026-26 contingent upon the current usage as a marina with boat storage and approval of the Rezoning by the Rome City Town Council. Second by Member Coe. All in favor-aye. Motion Carried. FYI: The rezoning petition to be heard by the Town Council on October 12, 2026.

~~Variance #2026-24 Removed from agenda per applicant~~

~~Leon and Martha Patrick on behalf of Don M. Cornett, 115 Grant Street, Rome City, IN 46784 are requesting a variance for a metal pole barn on a back lot, location more fully described as Lot 19 in Teal's Addition and 40' of vacated Sherman Street. Variances from the Rome City Unified Development Code, Article 2.10 Single Family Residential Development Standards height restriction of 16' up to 20'5" and from Article 5.06 Single Family residential accessory structures D. Materials, the exterior finish and façade of storage-based all accessory structures shall match, closely resemble or significantly complement the material used on the primary structure. To allow for the construction of a 32'x 56' barn, height of 20'6" with metal siding and roof for storage purposes.~~

Variance #2026-27

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President Morris called for Mr. Long to present his petition to the board. Mr. Long presented a plot plan of the property, plans of the proposed building and the exterior. Mr. Long stated he purchased a large lot in Limberlost Landing, he is currently building a house, and they need additional storage for boats, lawn equipment and vehicles. He noted the size of the building is 56'x32' with a height of 20'6", the exterior will be metal roof and siding with the colors matching the house. Member Clifton asked if the building will be visible to the lake? Mr. Long stated no. Member Tatman asked what the distance is between the barn and new house? Mr. Long stated 200'. Member Clifton asked if there will be water, restroom, upper level, exterior stairs? Mr. Long stated he would like a wash bay for vehicles, there will be no upstairs, no exterior stairs in the building. President Morris stated a hose bib for washing vehicle will be ok but no other plumbing is allowed. Member Tatman asked about the usage and if it will be used

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for business or rental? Mr. Long stated it will be for storage only; no business or rental uses. President Morris called for interested parties on Variance #2026-27. There was no one present and Secretary informed the board all adjoining owners were notified and 3 out of 7 returned only Mark Webb returned stating he is fine with the variance proposal. There being no further discussion President Morris called for a motion. Member Geurs made a motion to approve Variance #2026-26 per the usual restrictions: No business, no restroom, no living quarters, no exterior or interior stairs. Secon by Member Clifton. Motion Carried.

MISCELLANEOUS BUSINESS

Nothing for the agenda

Next Meeting: October 15, 2026

Adjourn-please state time.

There being no further business, Member Geurs made a motion to adjourn the meeting at 7:31 p.m. Second by Member Clifton. All in favor-aye. Motion Carried.



Kelly Morris, Chair BZA

Attest: 

Leigh A. Pranger, Secretary