

AGENDA
ROME CITY PLAN COMMISSION
THURSDAY, September 17, 2026
6:30 P.M.

Zoom: <https://us02web.zoom.us/j/85140313392?pwd=CL4NO3C0aO4TeDaDuun0f3gUtkHRf9.1>
YouTube @TOWNOFROME CITY

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

Nothing for the agenda

4. NEW BUSINESS

Rezoning #2026-25:

Sylvan Realty LLC/Randy Pippenger, 1110 Kelly Street, Rome City, IN 46784 are requesting the following: The proposed amendment involves consideration for a change of the zoning classification from an **AG (Agricultural) District** to an **EI (Enclosed Industrial) District** for the property located at 1110 Kelly Street in the jurisdictional area of the Town of Rome City, Indiana further described as the back lot comprised of 10.84 acres, legal description of W Pt SW PT SE ¼ Sec 16 10.84 ac. This will allow for business, industrial uses and outdoor storage.

5. MISCELLANEOUS BUSINESS

Addresses:

Sylvan Plaza-502 Kelly Street, Rome City, IN 46784 Suite 1-4
Logan Hayes-1532 Eastgate Drive, Kendallville, IN 46755
Samuel Lambright-8885 N 350 E, Rome City, IN 46755

Upcoming Agenda Item: Ordinance Audit regarding Zoning Ordinance and Unified Development Ordinance to determine how standards impact the goal to increase housing. Review handout for discussion at next month's meeting.

Next Meeting: October 15, 2026

PLAN COMMISSION	Appointing Authority	Date of Term
Kelly Morris	TC President	1-1-2023 to 12-31-2026
Barb Tatman	NC Commissioners	1-1-2024 to 12-31-2027
Kirk Klein	TC Appointment	1-1-2023 to 12-31-2026
Leigh Pranger	TC Appointment	1-1-2025 to 12-31-2028
Joe Bertels	TC President	1-1-2023 to 12-31-2026
Brent Leiter	TC President	1-1-2025 to 12-31-2028
Stephen Cole	NC Commissioners	1-1-2024 to 12-31-2027
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 PLAN COMMISSION

Regular Meeting September 17, 2026

The Rome City Plan Commission held their regular meeting on September 17, 2026, 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:

Barb Tatman
Kirk Klein
Stephen Cole

Kelly Morris
Brent Leiter
Leigh A. Pranger

Members Absent:

Joe Bertels-Plan Commission accepted resignation

Rollcall determined a quorum was present.

Interested Parties in attendance: Attorney Dustin Glick, Randy Pippenger-R & S Boats.

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

Rezoning #2026-25

Sylvan Realty LLC/Randy Pippenger, 1110 Kelly Street, Rome City, IN 46784 are requesting the following: The proposed amendment involves consideration for a change of the zoning classification from an AG (Agricultural) District to an EI (Enclosed Industrial) District for the property located at 1110 Kelly Street in the jurisdictional area of the Town of Rome City, Indiana further described as the back lot comprised of 10.84 acres, legal description of W Pt SW Pt SE ¼ Sec 16 10.84 ac. This will allow for business, industrial uses and outdoor storage. Chair Morris called for Mr. Pippenger to present his petition to the board. Mr. Pippenger stated he has R & S Boats for sale and working on getting everything in order for the future. They found the back lot zoning does not allow for the present usage of the property and the zoning needed to be changed from Agriculture to Enclosed Industrial with a subsequent Special Exception to allow for outdoor storage. He stated he will not be changing the usage of the property it will remain as outdoor storage for boats and related items. They may add a storage building for storage of boat motors and parts in the future. Otherwise, the usage will not change. Member Leiter asked what the allow uses are for Enclosed Industrial if the board agrees to the change. Pranger informed him the allowed uses are: automobile business, broadcast studio, exterminator, office, construction trade or general, printing , retail type 4 and 5, self-storage warehouse, software development, telecommunications, tool/equipment rental indoor or outdoor, trade or business school, veterinary hospital, Industrial uses: assembly, bottling/canning,

402 Kelly Street

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(260) 854-2412

Rome City, IN 46784

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brewery, composting facility, distribution facility, freight terminal, industrial park, liquid fertilizer storage, material recycling, printer, produce terminal, research center, general or medical, sign fabrication, storage tanks, testing lab electronic or materials, too and die, utility warehouse, warehouse, welding services, wholesale business. Pranger noted the front access parcel is currently zoned General business due to this it will affect how the back lot can be used. The board stated the allowed uses would be fine in that area. Chair Morris called for interested parties on Rezone #2026-25. No one was present. Pranger informed the board adjoining owners were notified and 4 out of 7 returned with no comment.

There being no further discussion Chair Morris called for a motion. Member Tatman made a favorable recommendation to the Town Council to approve the rezoning for Sylvan Realty. Second by Member Morris. All in favor-aye. Motion Carried. Pranger informed the board the final decision will be made by the Town Council at the October 12th meeting.

MISCELLANEOUS BUSINESS

Address:

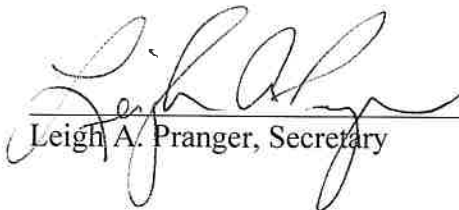
Sylvan Plaza-502 Kelly Street, Rome City, IN 46784 Suite 1-4
Logan Hayes-1532 Eastgate Drive, Kendallville, IN 46755
Samuel Lambright-8885 N 350 E, Rome City, IN 46784

Pranger informed the board the addresses were cleared with the Noble County GIS department. Member Tatman made a motion to approve the addresses as presented. Second by Member Morris. All in favor-aye. Motion Carried. Final approval by the Town Council on October 12th.

Next Meeting: October 15, 2026

Member Tatman made motion to adjourn at 6:51 p.m. Second by Member Morris. All in favor-aye. Motion Carried.

Attest:


Leigh A. Pranger, Secretary


Kelly L. Morris, Chair