

ROME CITY BOARD OF ZONING APPEALS

Regular Meeting

MARCH 21, 2024

The Rome City Board of Zoning Appeals held their regular meeting on Thursday, March 21, 2024 at 7:00 p.m. in the Rome City Town Hall. The meeting was called to order by President Kelly Morris.

Members Present:

Barb Tatman

Kelly Morris

Tom Clifton

~~Christine Coe~~

Leigh A. Pranger-Secretary

Gerrit Geurs

Members Absent:

Christine Coe

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 Geurs. 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, Zachary and Allison Mossman, Ben and Twyla Boyd, Tammy Kelty, and Fred Romer-operator of Dock's Landing aka Granny's Restaurant.

OLD BUSINESS

Nothing for the agenda

NEW BUSINESS

Variance #2024-06

Zachary Mossman, 1900 North Shore Drive, Rome City, IN 46784 is requesting a variance for 1887 North Shore Drive, Rome City for relief from Rome City Unified Development Ordinance Section 2.10 Single family Residential District Development Standards: Minimum Lot Width requirement of 60' of road frontage down to zero feet. Requesting to utilize the existing road with a dedicated easement for access to 1887 North Shore Drive.

President Morris called for Mr. Mossman to present his petition to the board. Mr. Mossman informed the board he is trying to fix the property line on the trailer court. Currently the west property line runs through the middle of one of the trailers and another trailer is located on his property at 1887 North Shore Drive. He wants to move the west property line over to include the trailer located on 1887 North Shore Drive. In doing so he found this would eliminate the road frontage for 1887 North Shore and they would not have access to the road. The Plan Commission approved the subdivision as long as the Board of Zoning Appeals approves this variance for road frontage. Mr. Mossman stated he had his surveyor draw up a road easement for 1887 North Shore Drive to allow road access from 1900 North Shore Drive parcel. He noted to the board that the same driveway will be used for the road access just the property lines will be

moved. Member Clifton asked if the property owner at 1887 North Shore knows about the change in access. Mr. Mossman stated he is currently renting out 1887 North Shore Drive but would like to sell and he cannot do that without road frontage/road access corrected. Mr. Mossman informed the board he owns all the property in discussion tonight. Mr. Mossman stated he has moved to 1900 North Shore Drive until his house can be built. President Morris stated nothing will change except the property line and in moving the line you found you cut off access for 1887 North Shore and you are asking for relief of the road frontage requirement to allow access. Member Clifton stated, "I feel we should allow the variance as he owns all the parcels." Member Geurs stated his agreement. President Morris called for interested parties on Variance #2024-06. Secretary Pranger informed the board she notified all adjoining owners. President Morris recognized Ben and Twyla Boyd owners in the original Brady's Addition plat. Mr. Boyd informed the board the access in question has been used for the 20 years they have lived here and has no objections as the use will remain the same. There being no further discussion, President Morris called for a motion. Member Geurs made a motion to approve Variance #2024-06 of zero road frontage for 1887 North Shore Drive with road access through a granted easement. Second by Member Clifton. All in favor-aye. Motion Carried.

Use Variance #2024-07

Zachary and Allison Mossman, 1900 North Shore Drive, Rome City, IN 46784 are requesting a use variance for 1900 North Shore Drive, Rome City, IN are requesting relief from the Rome City Unified Development Ordinance, Section 2.10; Single Family Residential District; to allow a business in the former Brady's Landing Restaurant aka. Granny's to be known as Dock's Landing Restaurant. This variance includes the following operation changes: open year-round, seven days a week with hours of 8 am to 10 pm.

President Morris called for Mr. Mossman to present his petition to the board. Mr. Mossman introduced Mr. Fred Romer, operator of Dock's Landing aka. Granny's Restaurant to the board. Mr. Mossman informed the board the use variance has been requested because they were constrained by the past operation of the restaurant. He stated they are grandfathered to use the restaurant; however, they have to operate it as it was. Meaning a seasonal restaurant open Tuesday through Saturday, hours from 4 p.m. to 10 p.m. He stated they would like more latitude as they are upgrading the kitchen and restrooms and would like to be able to operate year-round. He stated there is a definite need for more eating establishments in and around Rome City. They are requesting year-round operation, Sunday-Saturday, 8 a.m. to 10 p.m. Mr. Mossman stated he runs into people all the time around town and in random places asking when the restaurant will be opening again. He stated it will be an asset to the community, offer another dining option, it will offer dock parking and vehicle parking along will great lake views. Mr. Romer stated he thinks Rome City is more of a year-round community and would like to be a part of the community all year long with the extended operation. Member Tatman asked about the alcohol permit. Mr. Mossman stated they have a 3-way license approved by the Alcohol and Beverage Commission. President Morris asked Mr. Romer if he has been in the restaurant business. He stated yes, he owned Romer's in Lagrange. Member Tatman asked about an opening date. Mr. Romer stated they are shooting for Mother's Day weekend. President Morris asked if the restaurant will be adults only. Mr. Romer stated no, the new law allows children to

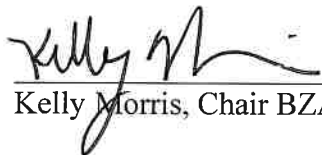
be in bars, they just cannot sit at the bar. President Morris called for interested parties on Use Variance #2024-07. Mr. Ben Boyd asked if when the restaurant opens, can the 25-speed limit be monitored more closely. President Morris advised should they have this issue he and the neighbors should call the Marshals office. Secretary Pranger informed the board she notified all adjoining property owners and those that returned made no comments. Member Tatman asked about the seating capacity. Mr. Romer stated 45 persons. There being no other comments, President Morris called for a motion on use Variance #2024-07. Member Clifton made a motion to approve Use Variance #2024-07. Second by Member Geurs. All in favor-aye. Motion Carried.

MISCELLANEOUS BUSINESS

Nothing for the agenda.

Next Meeting: April 18, 2024

There being no further business, Member Geurs made a motion to adjourn the meeting at 7:30 p.m. Second by Member Clifton. All in favor-aye. Motion Carried.



Kelly Morris, Chair BZA

Attest: 

Leigh A Pranger, Secretary