

ROME CITY PLAN COMMISSION
Regular Meeting
March 21, 2024

The Rome City Plan Commission held their regular meeting on March 21, 2024, 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	Barb Tatman
Kelly Morris	Kirk Klein
Stephen Cole	Brent Leiter

Members Absent:

Joe Bertels

Rollcall determined a quorum was present.

Interested Parties in attendance: Town Attorney Dustin Glick, Tamila Kelty, Zachary and Allisson Mossman.

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

a) Minor/Simple Subdivision #2024-08.- Zachary and Allison Mossman

1887 and 1900 North Shore Drive, Rome City, IN 46784, owner of +-6.714 acres at the east end of the North Shore Drive in Rome City. He is requesting primary and secondary approval of a 2-lot subdivision hereby known as "Mossman Subdivision", more fully described as a subdivision located:

DESCRIPTION OF REAL ESTATE (Lot 1)

Part of the lands of Zachary Mossman as described in Document #161000102 being situated in the Northwest Quarter of Section 14, Township 35 North, Range 10 East of the Second Principal Meridian, Noble County, Indiana, this new description was prepared by Micheal C. Vodde, Indiana Professional Surveyor #20100011, as part of Anderson Surveying, Inc. Survey #23-10-110-1, dated November 30, 2023, more particularly described as follows: Commencing at a 5/8-inch rebar monumenting the Northwest corner of the Northwest Quarter of Section 14, Township 35 North, Range 10 East; thence South 00 degrees 01 minutes 34 seconds East (All bearings are based upon the Indiana East (1301) State Plane Coordinate System via the INCORS network), on the West line of aforesaid Northwest Quarter, a distance of 1539.48 feet to the intersection of the North line of North Shore Drive and the West line of aforesaid Northwest Quarter; thence North 65 degrees 26 minutes 07 seconds East, on the North line of North Shore Drive, a distance of 892.32 feet to a 1/2-inch rebar monumenting the South corner of the lands described in Document #161000102 being the POINT OF BEGINNING for the lands herein described; thence continuing North 65 degrees 26 minutes 07 seconds East, on the North line of North Shore Drive, a distance of 44.23 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #29A" monumenting the Southeast corner of said lands described in Document #161000102; thence North 00 degrees 01 minutes 34 seconds West, on the East line of aforesaid lands, a distance of 348.00 feet to a 5/8-inch rebar with an identification cap stamped "Sexton" monumenting the Northeast corner of aforesaid lands; thence North 89 degrees 51 minutes 04 seconds West, on the North line of aforesaid lands, a distance of 134.66 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #29A"; thence South 00 degrees 01 minutes 34 seconds East a distance of 320.99 feet to a railroad spike on the South line of aforesaid lands; thence South 86 degrees 50 minutes 28 seconds East, on the South line of aforesaid lands, a distance of 32.99 feet to a 5/8-inch rebar with an identification cap stamped "Sexton" monumenting a South corner of aforesaid lands; thence South 54 degrees 27 minutes 57 seconds East, on a Southwesterly line of aforesaid lands, a distance of 75.59 feet to the Point of Beginning, containing 1.060 acres of land, more or less, subject to all legal right-of-way and easements of record.

ALSO: Part of the lands of Zachary and Allison Mossman as described in Document #231000123 being situated in the Northwest Quarter of Section 14, Township 35 North, Range 10 East of the Second Principal Meridian, Noble County, Indiana, this new description was prepared by

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Micheal C. Vodde, Indiana Professional Surveyor #20100011, as part of Anderson Surveying, Inc. Survey #23-10-110-3, dated November 30, 2023, more particularly described as follows: Commencing at a 5/8-inch rebar monumenting the Northwest corner of the Northwest Quarter of Section 14, Township 35 North, Range 10 East; thence South 00 degrees 01 minutes 34 seconds East (All bearings are based upon the Indiana East (1301) State Plane Coordinate System via the INCORS network), on the West line of aforesaid Northwest Quarter, a distance of 1539.48 feet to the intersection of the North line of North Shore Drive and the West line of aforesaid Northwest Quarter; thence North 65 degrees 26 minutes 07 seconds East, on the North line of North Shore Drive, a distance of 936.55 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #29A" monumenting the Southeast corner of the lands described in Document #161000102 being the POINT OF BEGINNING for the lands herein described; thence continuing North 65 degrees 26 minutes 07 seconds East, on the North line of North Shore Drive, a distance of 104.03 feet to a 5/8-inch rebar with an identification cap stamped "Doyle" monumenting the intersection of the North line of North Shore Drive and the extended East line of Lot Number 2 of the plat of Recreation Beach; thence South 06 degrees 05 minutes 03 seconds East, on aforesaid East line extended, a distance of 205.00 feet to the edge of water of Sylvan Lake; thence on the water's edge of Sylvan Lake the following 12 courses:

thence North 61 degrees 01 minutes 36 seconds East a distance of 28.27 feet;
thence North 56 degrees 13 minutes 12 seconds East a distance of 22.63 feet;
thence North 51 degrees 54 minutes 36 seconds East a distance of 16.49 feet;
thence North 39 degrees 24 minutes 31 seconds East a distance of 38.54 feet;
thence North 10 degrees 30 minutes 01 seconds East a distance of 3.75 feet;
thence North 59 degrees 20 minutes 48 seconds West a distance of 12.82 feet;
thence North 36 degrees 03 minutes 49 seconds East a distance of 32.42 feet;
thence North 54 degrees 00 minutes 05 seconds East a distance of 34.60 feet;
thence North 61 degrees 21 minutes 52 seconds East a distance of 63.87 feet;
thence North 69 degrees 29 minutes 57 seconds East a distance of 44.41 feet;
thence North 83 degrees 14 minutes 30 seconds East a distance of 12.46 feet;
thence North 73 degrees 03 minutes 19 seconds East a distance of 151.92 feet to the East line of the Northwest Quarter of Section 14;
thence North 00 degrees 42 minutes 12 seconds West, on the aforesaid East line, a distance of 292.45 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #29A"; thence North 89 degrees 51 minutes 04 seconds West a distance of 485.99 feet to 5/8-inch rebar with an identification cap stamped "Sexton" monumenting the Northeast corner of the lands described in Document #161000102;
thence South 00 degrees 01 minutes 34 seconds East, on the East line of aforesaid lands, a distance of 348.00 feet to the Point of Beginning, containing 4.081 acres of land, more or less, subject to all legal right-of-way and easements of record.

SUBJECT TO: A PROPOSED 25 FOOT WIDE INGRESS/EGRESS EASEMENT A 25 foot wide ingress/egress easement over a portion of the lands of Zachary Mossman being described in Document #161000102 being situated in the Northwest Quarter of Section 14, Township 35 North, Range 10 East of the Second Principal Meridian, Noble County, Indiana, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of Section 14, Township 35 North, Range 10 East; thence South 00 degrees 01 minutes 34 seconds East (All bearings are based upon the Indiana East (1301) State Plane Coordinate System via the INCORS network), on the West line of aforesaid Northwest Quarter, a distance of 1539.48 feet to the intersection of the North line of North Shore Drive and the West line of aforesaid Northwest Quarter; thence North 65 degrees 26 minutes 07 seconds East, on the North line of North Shore Drive, a distance of 892.32 feet to a South corner of the lands described in Document #161000102; thence continuing North 65 degrees 26 minutes 07 seconds East, on aforesaid North line, a distance of 15.94 feet to the POINT OF BEGINNING; thence continuing North 65 degrees 26 minutes 07 seconds East, on aforesaid North line, a distance of 25.10 feet; thence North 29 degrees 46 minutes 25 seconds West a distance of 36.47 feet; thence North 75 degrees 23 minutes 05 seconds West a distance of 79.42 feet; thence North 86 degrees 50 minutes 28 seconds West a distance of 36.89 feet; thence South 00 degrees 01 minutes 34 seconds East a distance of 25.04 feet to a South line of the lands described in Document #161000102; thence South 86 degrees 50 minutes 28 seconds East, on aforesaid South line, a distance of 32.99 feet to a South corner of aforesaid lands; thence South 75 degrees 23 minutes 05 seconds East a distance of 66.40 feet; thence South 29 degrees 46 minutes 25 seconds East a distance of 23.67 feet to the Point of Beginning, containing 0.079 acres of land, more or less.

ALSO SUBJECT TO: A PROPOSED 25 FOOT WIDE INGRESS/EGRESS EASEMENT A 25 foot wide ingress/egress easement over a portion of the lands of Zachary and Allison Mossman being described in Document #231000123 being situated in the Northwest Quarter of Section 14, Township 35 North, Range 10 East of the Second Principal Meridian, Noble County, Indiana, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of Section 14, Township 35 North, Range 10 East; thence South 00 degrees 01 minutes 34 seconds East (All bearings are based upon the Indiana East (1301) State Plane Coordinate System via the INCORS network), on the West line of aforesaid Northwest Quarter, a distance of 1539.48 feet to the intersection of the North line of North Shore Drive and the West line of aforesaid Northwest Quarter; thence North 65 degrees 26 minutes 07 seconds East, on aforesaid North line, a distance of 1084.82 feet to the intersection of aforesaid North line and the East line of Lot Number 2 of the plat of Recreation Beach extended; thence South 06 degrees 05 minutes 03 seconds East, on aforesaid East line extended, a distance of 15.74 feet to the POINT OF BEGINNING; thence continuing South 06 degrees 05 minutes 03 seconds East, on aforesaid East line extended a distance of 25.01 feet; thence North 85 degrees 53 minutes 39 seconds East a distance of 82.79 feet; thence North 06 degrees 48 minutes 04 seconds East a distance of 48.74 feet; thence North 17 degrees 21 minutes 58 seconds West a distance of 34.76 feet; thence North 34 degrees 28 minutes 08 seconds West a distance of 156.36 feet; thence North 22 degrees 10 minutes 48 seconds West a distance of 70.59 feet; thence North 00 degrees 08 minutes 56 seconds East a distance of 63.33 feet; thence North 89 degrees 51 minutes 04 seconds West a distance of 25.00 feet; thence South 00 degrees 08 minutes 56 seconds West a distance of 68.27 feet; thence South 22 degrees 10 minutes 48 seconds East a distance of 78.21 feet; thence South 34 degrees 28 minutes 08 seconds East a distance of 155.29 feet; thence South 17 degrees 21 minutes 58 seconds East a distance of 25.65 feet; thence South 06 degrees 48 minutes 04 seconds West a distance of 22.75 feet; thence South 85 degrees 53 minutes 39 seconds West a distance of 63.01 feet to the Point of Beginning, containing 0.250 acres of land, more or less.

DESCRIPTION OF REAL ESTATE (Lot 2) Part of the lands of Zachary Mossman as described in Document #161000102 being situated in the Northwest Quarter of Section 14, Township 35 North, Range 10 East of the Second Principal Meridian, Noble County, Indiana, this new description was prepared by Micheal C. Vodde, Indiana Professional Surveyor #20100011, as part of Anderson Surveying, Inc. Survey #23-10-110-2, dated November 30, 2023, more particularly described as follows:

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Commencing at a 5/8-inch rebar monumenting the Northwest corner of the Northwest Quarter of Section 14, Township 35 North, Range 10 East; thence South 00 degrees 01 minutes 34 seconds East (All bearings are based upon the Indiana East (1301) State Plane Coordinate System via the INCORS network), on the West line of aforesaid Northwest Quarter, a distance of 1539.48 feet to the intersection of the North line of North Shore Drive and the West line of aforesaid Northwest Quarter; thence North 65 degrees 26 minutes 07 seconds East, on the North line of North Shore Drive, a distance of 892.32 feet to a 1/2-inch rebar monumenting the South corner of the lands described in Document #161000102; thence North 54 degrees 27 minutes 57 seconds West, on a South line of aforesaid lands, a distance of 75.59 feet to a 5/8-inch rebar with an identification cap stamped "Sexton" monumenting a South corner of aforesaid lands; thence North 86 degrees 50 minutes 28 seconds West, on a South line of aforesaid lands, a distance of 32.99 feet to a railroad spike being the POINT OF BEGINNING for the lands herein described; thence North 00 degrees 01 minutes 34 seconds West a distance of 320.99 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #29A" on the North line of aforesaid lands; thence North 89 degrees 51 minutes 04 seconds West, on aforesaid North line, a distance of 217.34 feet to a 5/8-inch rebar with an identification cap stamped "Sexton" monumenting the Northwest corner of aforesaid lands; thence South 00 degrees 01 minutes 34 seconds East, on the West line of aforesaid lands, a distance of 309.56 feet to a 5/8-inch rebar with an identification cap stamped "Sexton" monumenting the Southwest corner of aforesaid lands; thence South 86 degrees 50 minutes 28 seconds East, on a South line of aforesaid lands, a distance of 217.67 feet to the Point of Beginning, containing 1.573 acres of land, more or less, subject to all legal right-of-way and easements of record.

TOGETHER WITH: A PROPOSED 25 FOOT WIDE INGRESS/EGRESS EASEMENT A 25 foot wide ingress/egress easement over a portion of the lands of Zachary Mossman being described in Document #161000102 being situated in the Northwest Quarter of Section 14, Township 35 North, Range 10 East of the Second Principal Meridian, Noble County, Indiana, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of Section 14, Township 35 North, Range 10 East; thence South 00 degrees 01 minutes 34 seconds East (All bearings are based upon the Indiana East (1301) State Plane Coordinate System via the INCORS network), on the West line of aforesaid Northwest Quarter, a distance of 1539.48 feet to the intersection of the North line of North Shore Drive and the West line of aforesaid Northwest Quarter; thence North 65 degrees 26 minutes 07 seconds East, on the North line of North Shore Drive, a distance of 892.32 feet to a South corner of the lands described in Document #161000102; thence continuing North 65 degrees 26 minutes 07 seconds East, on aforesaid North line, a distance of 15.94 feet to the POINT OF BEGINNING; thence continuing North 65 degrees 26 minutes 07 seconds East, on aforesaid North line, a distance of 25.10 feet; thence North 29 degrees 46 minutes 25 seconds West a distance of 36.47 feet; thence North 75 degrees 23 minutes 05 seconds West a distance of 79.42 feet; thence North 86 degrees 50 minutes 28 seconds West a distance of 36.89 feet; thence South 00 degrees 01 minutes 34 seconds East a distance of 25.04 feet to a South line of the lands described in Document #161000102; thence South 86 degrees 50 minutes 28 seconds East, on aforesaid South line, a distance of 32.99 feet to a South corner of aforesaid lands; thence South 75 degrees 23 minutes 05 seconds East a distance of 66.40 feet; thence South 29 degrees 46 minutes 25 seconds East a distance of 23.67 feet to the Point of Beginning, containing 0.079 acres of land, more or less

Chair Morris called for Mr. Zach Mossman to present his petition to the board. Mr. Mossman the board that he would like to sell 1887 North Shore Drive and several trailers from the trailer park are located on that parcel. He would like to replat the trailer park property and 1887 North Shore Drive. He showed the board the new line for the trailer park will move to the west of the two trailers. However, by moving the line it will remove the road access for 1887 North Shore Drive. Mr. Mossman stated he will be allowing 1887 North Shore Drive and easement through the trailer park property for access. He noted to the board that the road access easement will be heard by the Board of Zoning Appeals at the next meeting tonight. Member Tatman asked if any of the trailer's will be moved. Mr. Mossman stated no, only the property line will be moving. Chair Morris called for interested parties on Subdivision #2024-09. Secretary Pranger informed the board all adjoining owners were notified. No interested parties in attendance. After some discussion Chair Morris called for a motion. Member Leiter made a motion to approve Subdivision #2024-08 contingent upon the approval of Variance #2024-06 by the Board of Zoning Appeals. Second by Member Tatman. All in favor-aye. Motion Carried

b) Simple Subdivision #2024-09 PC: Matthew G and Tamila L. Kelty

1880 North Shore Drive, Rome City, IN 46784, is requesting primary and secondary approval of a 2-lot replat of Lot 2, 3, & 4 of Recreation Beach, Sylvan Lake. The replat will allow Lots 2, 3 and 4 in Recreation Beach to be combined into 2 lots, more fully described as a subdivision located:

Description of Lot #3: Part of the lands of Dorothy M. Mossman and David A. Mossman as described in Recorder's Document #9703023 being Lot Number two (2) and part of Lot Number three (3) in the plat of Recreation Beach, Sylvan Lake as surveyed by and platted by Bright B. Bortner, July 24, 1929 being located in the Northwest Quarter of the Section 14, Township 35 North, Range 10 East of the Second Principal Meridian, Noble County, Indiana, the new description was prepared by Erick J Springer, Indiana Professional Surveyor #22200006, as part of Anderson Surveying, Inc. Survey #23-11-119-3, dated February 8, 2024, more particularly described as follows; BEGINNING at a 5/8-inch rebar with an identification cap stamped "Doyle" monumenting the Northeast corner of Lot Number 2 in the Plat of Recreation Beach, Sylvan Lake, thence South 65 degrees 27 minutes 44 seconds West (all bearing in this description are based on the Indiana East (Zone 1301) State Plane coordinate system). On the north line of Lot 2 and 3, a distance of 84.14 feet to a 5/8-inch rebar with an orange identification cap stamped

"ANDERSON FIRM #29A", thence South 05 degrees 44 minutes 18 seconds East a distance of 158.98 feet to the water's edge of Sylvan Lake being the southerly face of a seawall, thence on the water's edge of Sylvan Lake the following four (4) courses. Thence North 80 degrees 37 minutes 20 seconds East a distance of 12.29 feet, thence North 67 degrees 00 minutes 12 seconds East a distance of 63.75 feet thence North, 18 degrees 22 minutes 37 seconds West a distance of 1.25 feet, thence North 66 degrees 15 minutes 02 seconds East a distance of 8.16 feet to the East line of Lot Number 2. Thence North 06 degrees 05 minutes 03 seconds West, on aforesaid East line, a distance of 162.66 feet to the Point of Beginning containing 0.300 acres of land, more or less, subject to all legal rights-of-way, easements, restrictions and rights affecting the above-described parcel. DESCRIPTION OF LOT 4: The lands of Matthew G. Kelty and Tamila L. Kelty as describer in Recorder's Document #030900659 and part of the lands of Dorothy M. Mossman and David A Mossman as described in Recorder's Document #9703023 being Lot Number four(4) and part of Lot Number three (3) in the plat of Recreation Beach, Sylvan Lake as surveyed and platted by Bright B. Bortner July 24, 1929 being located in the Northwest Quarter of Section 14, Township 35 North Range 10 East of the Second Principal Meridian, Noble County, Indiana, this new description was prepared by Erick J. Springer, Indiana Professional Surveyor #22200006, as part off Anderson Surveying, Inc, Survey #23-11-119-2, dated February 8, 2024, more particularly described as follows: BEGINNING at a "X" mark in a concrete drive monumenting the Northwest corner of Lot Number 4 in the plat of Recreation Beach, Sylvan Lake, thence South 05 degrees, 44 minutes, 18 seconds East (all bearings in this description are based on the Indiana East (Zone 1301) State Plane coordinate system) on the West line of aforesaid lot a distance of 146.31 feet to the water's edge of Sylvan Lake being the southerly face of the seawall, thence on the water's edge of Sylvan Lake the following four (4) courses. Thence North 70 degrees 13 minutes 16 seconds East a distance of 4.14 feet thence North 72 degrees 52 minutes 06 seconds East a distance of 24.22 feet, thence North 86 feet 15 minutes 19 seconds East a distance of 13.78 feet, thence South 10 degrees, 01 minutes 31 seconds East a distance of 1.54 feet, thence North 80 degrees 37 minutes 20 seconds East a distance of 8.23 feet Thence North 05 degree 44 minutes 18 seconds West a distance of 158.98 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #29A " on the north line of Lot Number 3, thence South 65 degrees 27 minutes 44 seconds West, on the north line of Lots 3 and 4, a distance of 52.66 feet to the Point of Beginning; containing 0.173 acres of land, more or less, subject to all legal rights-of-way, easements, restrictions and rights affecting the above described parcel.


Chair Morris called for Mrs. Tamila Kelty to present her petition to the board. Mrs. Kelty started with background information on the property. She stated they were very fortunate that David Mossman, their neighbor to the east, allowed them to access their property during construction of their home and when they needed to do necessary repairs. Mrs. Kelty informed the board that Mr. David Mossman agreed to sell 10 (ten) feet on the east side of their property. Member Leiter asked about the structure showing on the plat along the lake edge where the new property line is cutting down the middle. Mr. Zach Mossman, son of David Mossman, stated it is a wooden stairway. Mrs. Kelty stated they will be removing the stairway and installing a new stairway for Mr. Mossman access, if the replat is approved by the board. Chair Morris called for interested parties on Subdivision #2024-09. Secretary Pranger informed the board all adjoining owners were notified and 9 out of 29 returned with no comment. Ben and Twyla Boyd owners in the original plat were in attendance and they have no comments on the proposed subdivision. After some discussion Chair Morris called for a motion. Member Leiter made a motion to approve Subdivision #2024-09 as presented. Second by Member Cole. All in favor-aye. Motion Carried.

MISCELLANEOUS BUSINESS

1. Working with Region IIIA to find grant money for updating the comp plan and the UDO. Last updated in 2011.
2. Secretary Pranger handed out copies of the short-term rental restrictions to the members.

Next Meeting: April 18, 2024, at 6:30 p.m.

There being no further business, Member Tatman made a motion to adjourn the Plan Commission meeting at 6:28 p.m. Second by Member Klein. All in favor-aye. Motion Carried.



Kelly Morris, Chairman

Attest: 

Leigh A. Pranger, Secretary

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