

ROME CITY PLAN COMMISSION

Regular Meeting

November 20, 2024

The Rome City Plan Commission held their regular meeting on November 20, 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	Joe Bertels
Brent Leiter-by phone	

Rollcall determined a quorum was present.

Interested Parties in attendance: Town Attorney Dustin Glick, Larry Young, Josh Lash-Surveyor, Tom Dietrich.

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

Address for Carl Ritchie's garage on Lakeside Drive. Secretary Pranger informed the board the E911 only address of 611 Lakeside Drive, Rome City, IN 46784 has been checked and agreed upon by the Noble County GIS Director. Member Tatman made a motion to approve E911 Only address 611 Lakeside Drive, Rome City, IN 46784 Second by Member Bertels. All in favor-aye. Motion Carried.

NEW BUSINESS

Simple Subdivision #2024-17.

Lawrence "Young, 3840 Ashford Blvd, New Haven, IN, is requesting primary and secondary approval of a Replat of Lots 1 and 3 in "The Promised Land Estates" (Record No.201200208) and the vacation of 2-fifteen-foot easements and 1-twenty-five-foot easement. Described as follows:

LEGAL DESCRIPTION

Lot 1 and Lot 3 of The Promised Land Estates, according to the plat thereof, recorded in the Office of the Recorder of Noble County, Indiana, more particularly described as follows:
A tract of land located in the Northwest Quarter of Section 23, Township 35 North, Range 10 East, in Noble County, the State of Indiana, described as follows: Commencing at the southwest corner of said northwest quarter marked by a railroad iron corner post found this survey; thence S 89°32'28" E (record), along the south line of said northwest quarter, for 1353.47 feet to the point of beginning marked by a survey spike found this survey; thence continuing S 89°32'28" E, along the south line of said northwest quarter, for 1140.34 feet to a survey spike found this survey at the intersection of the westerly right-of-way of Eastgate Drive and the south line of said northwest quarter; thence N 01°52'47" E, along the westerly right-of-way line of Eastgate Drive and the southerly prolongation thereof, for 330.30 feet; thence N 88°07'13" W for 180.71 feet; thence N 72°50'31" W for 172.00 feet; thence N 41°25'28" W for 118.83 feet; thence N

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48°34'32" E for 103.75 feet; thence N 48°54'23" W for 200.19 feet to the edge of Sylvan Lake; thence along the edge of Sylvan Lake for the following four bearings and lengths: S 46°14'32" W for 52.42 feet; S 52°26'29" W for 271.10 feet; S 70°31'50" W for 172.30 feet; N 30°33'00" W for 125.35 feet; thence S 89°06'32" W, along a portion of the south line of Lot 1 in the Secondary Plat of Antlers Point as platted and recorded in Noble County Document Record #020500766, for 183.70 feet to a rebar found this survey; thence S 00°53'28" E, along a portion of the east line of said Lot 1, for 516.20 feet to the point of beginning, said tract containing 12.476 acres, more or less, and being subject to all public road rights-of-ways and all easements of record.

Vacation #2024-22

Lawrence Young, 4393 E 850 N, Rome City, IN 46784 and Rome City Properties, LLC, 1240 Oakview Rd., Long Lake, MN 55356 have petitioned the Rome City Plan Commission to vacate The Promised Land Estates Plat, Lots 1 & 3, 2- fifteen-foot easements and one twenty-five-foot easement. The location of plat is on the corner of Eastgate Drive and 850 N.

Further described as:

Lot 1 and Lot 3 of The Promised Land Estates, according to the plat thereof, recorded in the Office of the Recorder of Noble County, Indiana, more particularly described as follows:
A tract of land located in the Northwest Quarter of Section 23, Township 35 North, Range 10 East, in Noble County, the State of Indiana, described as follows: Commencing at the southwest corner of said northwest quarter marked by a railroad iron corner post found this survey; thence S 89°32'28" E (record), along the south line of said northwest quarter, for 1353.47 feet to the point of beginning marked by a survey spike found this survey; thence continuing S 89°32'28" E, along the south line of said northwest quarter, for 1140.34 feet to a survey spike found this survey at the intersection of the westerly right-of-way of Eastgate Drive and the south line of said northwest quarter; thence N 01°52'47" E, along the westerly right-of-way line of Eastgate Drive and the southerly prolongation thereof, for 330.30 feet; thence N 88°07'13" W for 180.71 feet; thence N 72°50'31" W for 172.00 feet; thence N 41°25'28" W for 118.83 feet; thence N 48°34'32" E for 103.75 feet; thence N 48°54'23" W for 200.19 feet to the edge of Sylvan Lake; thence along the edge of Sylvan Lake for the following four bearings and lengths: S 46°14'32" W for 52.42 feet; S 52°26'29" W for 271.10 feet; S 70°31'50" W for 172.30 feet; N 30°33'00" W for 125.35 feet; thence S 89°06'32" W, along a portion of the south line of Lot 1 in the Secondary Plat of Antlers Point as platted and recorded in Noble County Document Record #020500766, for 183.70 feet to a rebar found this survey; thence S 00°53'28" E, along a portion of the east line of said Lot 1, for 516.20 feet to the point of beginning, said tract containing 12.476 acres, more or less, and being subject to all public road rights-of-ways and all easements of record.

Exhibit A, survey for these vacated lots and Exhibit B, the Replat of the Promised Land Estates Lots 1A, 1B and 3. The vacated land will be replatted into threes lots: 1A, 1B and 3. The petition, legal description and replat 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.

President Morris called for the Subdivision and Vacation Petitions to be heard at the same time to keep from repeating information. She then called on Mr. Larry Young to present his

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information on both petitions. Mr. Young referred to the subdivision replat stating the addition of another lot will even out the lots in the subdivision giving the lots more equal road and lake frontage. He stated he is requesting to vacate the easement for the sewer station between Lots 1 and 3 as there is no need to install a grinder station as the grinder pump can be located inside the homes for the property owners to maintain. The road access easement along the north side of 850 N which extends from Lot 3 to Lot 1 he is requesting to eliminate the access as he is showing on the plat the location of the driveway for the new lots and the existing lots on the south side of 850N. The driveways will line up to each other on both sides of the road. Mr. Young then referred the board members to a video he took at nighttime with a vehicle parked where the road access is located. The video showed that the lights from the parked vehicle caused a blinding light to the driver on the road heading west and caused disorientation to the driver on the road as you do not expect to see a car/headlights located along the edge of the road. If oncoming traffic were to be coming on the road at the same time as a car in the road access the driver would not know where to go and might instigate an accident. Mr. Young stated there have not been any accidents with the addition of his driveway on the north side of 850 N and with aligning the drives in the promised land plat with the driveways across the road this should be safer as people already are used to cars entering and exiting those existing drives. Mr. Young informed the board on the new plat the driveways will be aligned with the existing drives on the south side of 850 N, the property naturally drains to the lake, he noted he is about done cleaning out the scrub and dead ash trees on the lots. Member Leiter asked if the board should be concerned with vacating the easement for a grinder station. Secretary Pranger stated no, as the grinder will not be necessary as the homeowner's are going to install their own grinders inside their homes and they will be responsible for maintenance on the units. The grinder inside the homes will be able to connect directly into the force main running along the north side of 850N. Mr. Young informed the board now that he has been on the property for a couple of years and removed the underbrush the topography of the property has become clearer and shows a better picture of where the homes should be located. He noted there is a lot of clay and sandy soil on the property which limits where a house should be built.

There being no further questions by the board, President Morris called for interested parties on Vacation #2024-22 and Simple Subdivision #2024-17A. Secretary Pranger informed the board she notified the adjoining owners and five out of eleven returned with no comments. No one was present for these petitions. Mr. Young informed the board he spoke with the neighboring properties, but no one wanted to sign the paper. Member Leiter stated that the access road is problematic. Member Leiter made a motion to vacate the sewer easement and the road access easement per the findings of fact. Member Tatman seconded the motion. All in favor-aye. Motion carried.

Attorney Eberhard suggested the board add some restrictions to the subdivision.

#1 No further subdividing of Lots 1, 1A and 3.

#2 Drainage of the lots must be contained on the individual lots and drained to the lake.

#3 Landscaping of the homes must be completed reference sections 5.35 and 5.37 in the Rome City Unified Development Code.

Member Pranger made a motion to approve Subdivision #2024-17A with the three restrictions of No further subdividing, Drainage to be contained on lots or directed to the lake, and Landscaping of the lots must conform to section 5.35 and 5.37 in the Rome City Unified Development Code.

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Second by Member Tatman. All in favor-aye. Motion Carried.

MISCELLANEOUS BUSINESS

Nothing on the agenda.

No December 19, 2024, meeting -Nothing for the agenda.

Next Meeting: January 16, 2025, at 6:30 p.m.

There being no further business, Member Tatman made a motion to adjourn the Plan Commission meeting at 7:00 p.m. Second by Member Klein. All in favor-aye. Motion Carried.



Kelly Morris, Chairman

Attest: 

Leigh A. Pranger, Secretary