

ROME CITY PLAN COMMISSION
Regular Meeting
April 18, 2024

The Rome City Plan Commission held their regular meeting on April 18, 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

Members Absent:

Brent Leiter

Rollcall determined a quorum was present.

Interested Parties in attendance: Town Attorney Dustin Glick, Matt Kelty, Terry Wagner and Larry Raber.

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

New House Address: Zach and Allison Mossman- 1911 North Shore Drive, Rome City, IN 46784. Secretary Pranger informed the board the address has been approved by Noble County GIS. Member Tatman made a motion to approve the address 1911 North Shore Drive and forward it to the Town Council May 13 meeting. Seconded by Steve Cole. All in favor-aye. Motion Carried.

NEW BUSINESS

Rezoning Petition #2024-10

Terry L. Wagner, 5435 E 620 S, Wolcottville, IN: Requests a Zoning Map Amendment from the Rome City Unified Development Ordinance (Article 2) to rezone 17.68 +/- ac from Agriculture Zoning (Article 2.05) to General Business Zoning (Article 2.21); as required by the UDO and to allow for the permitted uses (Grocery and parking). Real Estate is located in Section 4 of Orange Township, (Parcel ID# 57-04-04-200-010.000-010) located between 11365 N. SR9 and 11269 N SR9, Wolcottville, IN. Final Consideration by the Rome City Town Council on 05/13/2024 at 6:30 p.m. at 402 Kelly Street, Rome City, IN 46784

Chair Morris called for Mr. Wagner to present his petition to the board. Mr. Wagner informed the board that he lives in Wolcottville but owns a 17-acre parcel off State Road 9 he used to farm. He longer wishes to farm and was approached by Larry Raber, owner of Raber's Discount Groceries, to sell the land for expansion to the grocery, warehouse and parking lot. The 17 acres is located to the south of Raber's Grocery. Mr. Wagner stated the land is currently zoned

402 Kelly Street

P.O. Box 338
(260) 854-2412

Rome City, IN 46784

www.townofromecity.org

Agricultural and he is requesting it be rezoned to General Business to allow the operation of the grocery on the new parcel. Mr. Wagner stated the purchase is contingent on receiving the rezoning as Mr. Raber needs the rezoning for his future purposes. Mr. Larry Raber addressed the board showing the board the grocery is landlocked as it was constructed in the Northwest corner of the lot and restricts future expansion to the north and part of the west side. Mr. Raber informed the board he plans to add to the southwest side of the building and a parking lot expansion to the southwest of the building. Mr. Raber informed the board he met with the church, and they do not wish to sell any of their land. Chair Morris asked whether Mr. Raber will be purchasing all the acreage of a portion of the acreage. Mr. Raber stated he will be purchasing all the acreage from Mr. Wagner is the property can be rezoned. Member Cole asked about water detention for the building and parking lot. Mr. Raber stated there is a natural low area in the southwest side of the acreage and they will be using the low area for the retention and detention pond. There being no further questions Chair Morris asked for interested parties. Secretary Pranger informed the board all adjoining owners were notified and returned with no comments. Chair Morris recognized Melissa Croom, owner directly south of Mr. Wagner's property. Mrs. Croom stated she likes the idea that the property behind her home will remain undeveloped. She asked about the expansion of business uses in the area of her house. Chair Morris stated the board encourages development of business uses along the State Road 9 corridor as it can handle a larger volume of traffic and it makes the most sense to develop in areas where the infrastructure is already located. Mr. Raber stated due to the topography of the land behind Mrs. Croom home will be the best place to locate a detention area. There being no further questions or interested parties. After some discussion Chair Morris called for a motion. Member Tatman made a favorable recommendation for Rezoning #2024-10, to the Rome City Town Council. Second by Member Bertels. All in favor-aye. Motion Carried

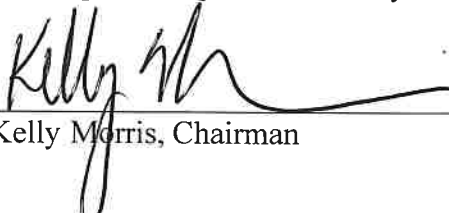
Attorney Glick informed Mr. Wagner and Mr. Raber the Final decision will be made by the Rome City Town Council on May 13, 2024, at 6:30 p.m. in the Town Hall Conference room.

MISCELLANEOUS BUSINESS

1. Secretary Pranger working with Region IIIA to find grant money for updating the comp plan and the UDO. Last updated in 2011.
2. Chari Morris and Secretary Pranger signed the subdivision plat for Matt Kelty.

Next Meeting: May meeting has been canceled as there is nothing for the agenda.

There being no further business, Member Bertels made a motion to adjourn the Plan Commission meeting at 6:50 p.m. Second by Member Tatman. All in favor-aye. Motion Carried.



Kelly Morris, Chairman

Attest: 

Leigh A. Pranger, Secretary