

Monrovia Plan Commission Meeting
Tuesday October 13th, 2020

Call to Order. The meeting was called to order at 7:30 pm by President Eddie Menzel and opened with the Pledge of Allegiance and Prayer by Ed Olleman.

Meeting was held at the Festival Community Building 50 Walnut St., Monrovia, IN

Roll Call Present: Eddie Menzel, Loren Moore, Robert Marley, Jacob Hoffman, Stan Graves, Bob Nicholls, Peter Flynn, Ed Olleman, Jessica Hartman, Brock Sears, Jim Wisco, and Maryanne Taylor
Planning Administrator

Sign in Sheets: FOR/AGAINST and WISHES TO BE HEARD

Wishes to be heard: John Moore, Bob Staton, and Chris McKinney

President Eddie Menzel opened the public hearing with case PUD 20-01 Section 8. He asked the Town Attorney, **Jim Wisco** for input on PUD 20-01. **Town Attorney, Jim Wisco** stated that he understands the towns concerns over growth. It is Jim Wisco's understanding that they meet all requirements. **Jim Wisco** stated it should be adopted in a similar fashion as the prior sections. **President Eddie Menzel** restated Jim Wisco in saying they are in compliance with all of our ordinances, therefore, technically should be approved to move forward with section 8. **President Eddie Menzel** stated that he has a document from Triad stating that we have adequate sewer capacity for section 8. **Town Engineer Jessica Hartman** asked if there was an EDU that was committed to Hendricks County. **Bob Marley** stated that it was 400 EDU. **V.P. Loren Moore** inquired about new regulations for setbacks for adequate parking. **Bob Staton** stated that in the original PUD the setbacks they currently use were approved. **Chris McKinney** asked if the town would be willing to enter into an agreement with D.R. Horton where they paid a portion of the sewer fees up front to help town get in goal of our expansion. **President Eddie Menzel** stated that would be up to the Town Council. **President Eddie Menzel** ask **Brock Sears** if the school could handle the growth. **Brock Sears** said school enrollment is down especially in elementary. Growth has a good impact on the school system. **Stan Graves** inquired about the 16" water main and how it was positioned on the utility easement and whether they would impede on private property. **Bob Staton** said water main was not centered but they felt they could work on it without impeding on private property.

Finding of Facts: "No parking" signs to be removed from plat

Vote taken on PUD 20-01:

Motion made by Jacob Hoffman to approve, Peter Flynn 2nd
Peter Flynn yes, Jacob Hoffman yes, V. P. Loren Moore abstain, Bob Marley abstain, Stan Graves no, Ed Olleman abstain, Bob Nicholls yes, Brock Sears yes

Motion Approved: 4 yes, 1 no, 3 abstained. **President Eddie Menzel** voted to break the tie, yes.

Plan Commission Minutes: Peter Flynn made a motion to accept the September 8th minutes. 2nd was made by **Bob Marley**. All in favor.

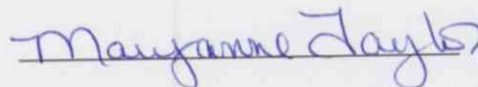
New Business: **Scott Pierce** plans to change plans at 305 N Chestnut from 8 homes down to 5 with drainage on the rear lot. Discussions continued about whether to allow a pipe to be installed in the ditch. **Jessica Hartman** stated we should not allow this until they come before the Planning Commission. **President Eddie Menzel** said entire plan should be submitted to **Jessica Hartman** for review. **Scott Pierce** had asked during a prior on site meeting if that could be a private drive. **Jessica Hartman** and Planning agreed that would not work for the town over time. Primary was contingent in 2017 upon getting a drainage easement. At this point INDOT has not approved and there has been no Final approval.

Adjournment: **Ed Olleman** made a motion to adjourn, **Jacob Hoffman** 2nd. All in favor.

Plan Commission President
Eddie Menzel

Handwritten signature of Eddie Menzel in blue ink, written over a horizontal line.

Plan Commission Administrator
Maryanne Taylor

Handwritten signature of Maryanne Taylor in blue ink, written over a horizontal line.