

Monrovia Plan Commission Meeting
Monday June 9th, 2020

Call to Order. The meeting was called to order at 7:30 pm by President, Eddie Menzel held at the Community Festival Building followed by Ed Olleman in prayer.

Roll Call Present: Eddie Menzel, Loren Moore, Robert Marley, Jacob Hoffman, Stan Graves, Brock Sears, Robert Nicholls, Peter Flynn, Ed Olleman, Jessica Hartman Town Engineer, Gina Brough Planning Administrator.

Absent: -0-

Ed Menzel open public hearing with case: MIN 20-03 John Faulkenberg. Representing Faulkenberg was Brian Moench with Moench Engineering. Moench took the floor. Moench is requesting that 2 lot split tonight be given to Faulkenberg. Also, we are requesting approval tonight of 6 feet wood fence alternative to landscaping plan. Moench stated that there is an 8ft gap on west side. This gap is not identified and we did not find any markers. We are asking to sub-divide (1) lot tonight to proceed with development. Hartman Town Engineer stated this 2 lot split now is 1 lot split. Hartman also stated that a letter of intent from the Water Company not presented. Jacob Hoffman stated that an easement line needs a separate line on development plans. Hoffman also state the setback of 25 ft. be noted on plans and the 8 ft. gap be taken care of before plat is finalized and given to our Town Engineer. Hartman said that all stipulations can be addressed in the Finding of Facts.

Ed Olleman made a motion to close public hearing 2nd by Bob Marley.

Ed Olleman made a motion to Approved the MIN 20-03 with the stipulations:

1. Clarification of easement: recorded and cross referenced on plat.
2. 8ft gap to be eliminated and approved by Town Engineer before plating.
2nd by Bob Nicholls.

President Menzel read the Finding of Facts

Vote taten:

Vote taken: 8 For and -0-. Against Approved with stipulations

President Menzel open public hearing meeting for case John Faulkenberg Min 20-01 Dental office.

Town Engineer Jessica weighed in, and stated going over list of comments, this project must be addressed before the Plan Commission approves the Site Plan.

1. Transitional side yard for NC to residential is 25ft.
2. Landscaping does appear to comply with Zoning Ordinance.
Monech is requesting approval of 6 feet wood fence alternative to landscaping plan.
3. Provide calculation for pond outlet.
4. Lighting plan
5. Update site analysis table all information required

Ed Olleman made a motion to close public hearing SPR 20-01. 2nd by Bob Marley.
Questions were asked back and forth on Jessica comments.

Motion made by Loren Moore to approve the SPR 20-01 Dental Office with certain stipulations.

1. Satisfying Engineer comments.
2. Using a fence as part of the landscaping buffer
3. Setback line lines clarified on all sides
4. All must be satisfied before signing plat.

Ed Olleman made a motion to waiver Chapter 24.5 Sub-Division Control Ordinance 2nd by Brock Sears.
Granted/Approved

Menzel read the Finding of Facts and vote taken:

Vote taken: 8 For and -0-. Against Approved with stipulations

Plan Commission Minutes: Jacob Hoffman made a motion to approve minutes 2nd by Loren Moore. All in favor

Town Council Report: Passed out to all Plan Commission members to read.

Plan and Building Report: Read by President, Eddie Menzel

Old Business: 5G Towers and revise the application fees for Engineer so that we are reimbursed by Developer.

New Business: Review PUD property at Eagle Point

Adjournment: Jacob Hoffman made a motion to adjourn, Peter Flynn 2nd. All in favor.

Plan Commission President
Eddie Menzel

Eddie Menzel

Plan Commission Administrator
Virginia Brough

Virginia Brough