

**Monrovia Plan Commission Meeting
Tuesday September 8th, 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 Community Festival 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, Gina Brough Planning Administrator, and Maryanne Taylor Planning Assistant

Absent: Brock Sears and Jim Wisco

President, Eddie Menzel opened the public hearing meeting with case number PUD 20-01 Section 8. Bob Staton, engineer for Banning Engineering, took the floor and ask for approval for section 8 of the Homestead, 128 homes.

Waiver: Bob Staton stated that they need a waiver from SCO 5.2.7 for an intersection at Trapunto Lane and Tapestry Drive in Section 8.

Motion made by Peter Flynn and 2nd by Jacob Hoffman
Vote taken, Peter Flynn Yes, Jacob Hoffman Yes, Bob Marley Yes, Bob Nicholls yes, Stan Graves yes, Loren Moore yes, Ed Olleman yes.
All in favor **APPROVED.** 7 yes 0 no

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

Michael Conner, Vice President of the BZA: voiced concerns about the HOA issues and concerns of the police, fire, and utilities. Pictures were distributed of problem area within the Homestead Addition to the board members. This needs to be discussed at a later date with DR Horton and the homeowners.

David Duke: moved into the Homestead in January 2020 and voiced concerns over quality of craftsmanship in homes. He also made statements that HOA was not doing their job.

Chris McKinney: Stated that he has been with the company, DR Horton, for four years and is deeply involved in HOA. He stated this was the first time he had heard these concerns. The HOA has a deficit of 34,123.87 in collection dues.

Bonnie Silsby-Inman, Town Council Member: voiced concerns over driveways and sidewalks cracking and sinking. Eddie Menzel stated that sidewalks and roads would be inspected by town engineer before being turned over to the town.

Loren Moore, V.P. Planning Commission: concerned if there would be any separation between the new development and Latta Addition. Eddie addressed Loren and said the separation was not in the original PUD. If it was commercial property coming up to existing residential homes it would be required.

Concerns about no parking signs were discussed and Jessica stated that signs were under the Town Council Jurisdiction.

Finding of Facts: stipulations stated that no parking signs must be approved by the Town Council.

Jessica Hartman, Town Engineer: Subdivision Review: PUD 20-01 Homestead Section 8. This project has been reviewed and is in compliance with the Monrovia Zoning Ordinance (ZO) and the Monrovia Subdivision Control Ordinance (SCO) AND Storm Drainage, Erosion, and Sediment Control Ordinances (SDESCO) regulations.

PUD 20-01

Motion made by Peter Flynn to approve, Jacob Hoffman 2nd

Peter Flynn yes, Jacob Hoffman yes, Loren Moore, V.P. no, Bob Marley no, Stan Graves no, Ed Olleman no, Bob Nicholls yes

Motion Failed 3 yes and 4 no

Discussions continued and board voted again to table the PUD.

Motion made by Bob Marley and 2nd by Jacob Hoffman

Vote taken Bob Marley yes, Jacob Hoffman yes, Stan Graves yes, Loren Moore yes, Bob Nicholls yes, Peter Flynn no, Ed Olleman no.

TABLED until October 13th. 5 yes 2 no

Plan Commission Minutes: Jacob Hoffman made a motion to accept the July 14th minutes. 2nd was made by Bob Marley. All in favor.

New Business: Meeting requested by Michael Conner to include Planning Commission, BZA, and Town Council. Scheduled for October 19th at 6:00 pm in Festival Building.

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

Plan Commission President
Eddie Menzel



Plan Commission Administrator
Maryanne Taylor

