

**Monrovia Plan Commission Meeting
Monday June 15th, 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, Peter Flynn, Ed Olleman, Jessica Hartman Town Engineer, Gina Brough Planning Administrator.

Absent: Brock Sears, Robert Nicholls

Ed Menzel open public hearing with case: MIN 20-01 Dirk Shields. Representing Shields was John Larrison with Holloway Engineering. Holloway on behalf of Dirk A. Shields had made a application to the Monrovia Planning Commission requesting approval for a 3 Lot Minor Subdivision, to be known as "Shields Antioch Road Subdivision. This proposed subdivision is located at 10766 N. Antioch Rd. Mooresville, IN. One lot has currently a house and garage on the property. The remaining lots will each be 2.22 acres and have approx... a 1400 sq. ft. home and a 3.000 sq. ft. stone driveway. The drainage plans are in compliance with the provisions of the Ordinance and Morgan County Storm Water Design Manual.

Sign in Sheets: For and Against: -0-

Jessica Hartman, Town Engineer weighed in and stated that all issues on plat had been solved and is compliant with Monrovia Ordinance.

Peter Flynn board member asked Holloway if there are any covenants in place. Holloway stated there are not, but certainly can be addressed with homeowners at later time. No other questions noted.

Loren Moore closed public hearing 2nd by Bob Marley

Peter Flynn made a motion to approve the MIN 20-01 Dirk Shields at 10766 N. Antioch Rd. 3 lot split 2nd by Loren Moore.

President Menzel read the Finding of Facts

Vote taken:

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

President Menzel open public hearing meeting for case MIN 20-04 Jeff Oppenheimer at 330 Terrace Dr., Monrovia, IN

John Larrison with Holloway Engineering took the floor. I am here tonight on behalf of Jeff R. Oppenheimer and we have applied for an approval for 2 Lot Split at 330 Terrace Drive. Our intent is to re-plat Lot Number 63 in Glenn Latta's Fourth Subdivision. To divide said lot into two separate lots for the purpose of the new construction of two new Single Family Homes.

Sign in Sheets: For and Against:
Ray Eldridge
Don and Rhonda Goble
David and Pam Graham

President ask if Mr. Ray Eldridge would he like to speak. Eldridge stated he was concerned about the 25ft easement. Will this be part of the plated easement? Holloway stated this is a private easement going to Oppenheimer drive for property to the N.

Don Goble I don't believe there is enough ground to build two homes on this said property. Holloway stated there is sufficient ground according to the Monrovia Ordinance and setbacks requirements will be met. No more questions noted.

Peter Flynn. Plan Commission Board member made a motion to close public hearing Bob Marley 2nd. All in favor

Ed Olleman Plan Commission Board member ask if driveway is adequate. Holloway stated that the drive is more than enough. This is a private driveway and they can widen it or not, this will be blacktop drive and not a public road. Two cars can pass easily.

Jacob Hoffman stated that a cross reference to survey be recorded with plat with stipulations.

Jessica Hartman, Town Engineer weighed in and stated the case MIN 20-04 at 330 Terrace Dr. This meets the R6 zoning requirements and the Monrovia Ordinance guidelines.

Flynn made a motion to approve public hearing SPR 20-04 with the stipulations that the survey be recorded with plat (no signature until survey is recorded). 2nd by Hoffman.

Menzel read the Finding of Facts
Vote taken: 5 For and 1 Against

Approved with stipulations

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

New Business: Board member Stan Graves brought a guest, Attorney Peter Beering. Beering has worked on water issues for many years. Beering also, had worked with Stan Graves for several years. Beering wanted to discuss any questions regarding fire hydrants or any future water plans with the Indianapolis Water and the Morgan County Rural Water. Also, Beering could do a study and talk to all the parties involved.

Board member Peter Flynn suggested we possibility get a small steering committee together with Town Council and Plan Commission for further discussion, because money would be involved for any study.

President Menzel stated that July 14th Scott Newman and Pyatt Homes want to come to discuss future development plans.

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

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

Plan Commission President
Eddie Menzel



Plan Commission Administrator
Virginia Brough


