

**Monrovia Plan Commission Meeting**  
**Tuesday, March 9<sup>th</sup> 2021**

**Call to Order:** The meeting was called to order at 6:30 pm by President Eddie Menzel. Prayer led by Ed Olleman.

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

**Roll Call Present:** Eddie Menzel, Loren Moore, Jacob Hoffman, Bob Nicholls, Brock Sears, Peter Flynn, Ed Olleman, Philip Fowler, Stan Graves, Town Engineer Jessica Hartman, Town Attorney Jim Wisco, and Maryanne Taylor Plan Administrator

**Wishes to Comment: 6 citizens had ask to be heard, For: 1, Against: 66**

**Public Hearing: PUD 21-01 Ryan Homes (Eagle Pointe)**

Eddie Menzel opened the public hearing for Ryan Homes and stated that it should be tabled because of social distancing not being followed.

**Motion was made table:**

- **Philip Fowler** made motion to table
- 2<sup>nd</sup> was made by **Jacob Hoffman**
- **All in favor**

**MOTION TABLED**

**Wishes to Comment: 1, For: 1. Against: 34**

**Public Hearing MAJ 20-01 Scott Pierce**

Eddie Menzel opened the public hearing and asked Ross Holloway to speak. Ross Holloway stated that they are not asking approval, they are asking for clarification. First, the existing ditch only flows during and for a short time after rain or snow melting. The National Wetlands inventory does not show wetlands on property. Therefore, we request a waiver from any requirement for wetlands delineation. Second, the proposed project has an enclosed 326 foot ditch with a 30 inch diameter to be installed and covered for additional buildable area and ease of maintenance for homeowners. We believe the discharge of this pipe would be no greater than the existing ditch calculations. The discharge of the pipe will be approximately 50 feet from the property line with rap-rap to reduce and spread the discharge. Therefore, we request that the pipe be permitted. Third, there has been some questions as to whether the Northeast corner of the parcel has adequate capacity. We have performed the calculations which shows the post 100 year flood limits do not exceed the pre development limits. We request that any further analysis of downstream capacity be waived. Eddie Menzel stated that his concern was if the ground was elevated it would make flooding worse. Ross Holloway stated that it would not make it worse. Stan Graves stated that all water from Latta flows there and the town should elevate that ditch. Ross Holloway said they have met our Ordinance. Jessica Hartman, Town Engineer, restated the waivers Ross Holloway had asked for. She also brought to the attention that the submittal did not have a watershed. She also stated that the concept seems doable. Jacob Hoffman asked that

providing they meet our Ordinance, what happens if the pipe does back up? Kevin Collier asked who would be responsible if it did back up. Peter Flynn added that the pipe would be on the Pierce property and would be his responsibility.

**Motion was made to table until April 13<sup>th</sup> meeting**

- 1<sup>st</sup> Loren Moore
- 2<sup>nd</sup> Peter Flynn
- All in favor

**MOTION TABLED**

**Plan Commission Minutes:** Philip Fowler made a motion to accept February 9<sup>th</sup> minutes as presented. 2<sup>nd</sup> was made by Jacob Hoffman. All in favor.

**Town Council Minutes:** Jacob Hoffman asked how long it would take to update the Town Comprehension Plan. Michael Conner stated that it would take approximately six months to complete and would include an Ordinance review.

**Building Permits:** President Eddie Menzel read the building permit report for February which consisted of an electric upgrade, a barn with electric, and an extension to an existing canopy at Fraberg's store.

**Old Business:**

- President Eddie Menzel stated that we needed to decide if existing shipping containers should be grandfathered in with no fees. Peter Flynn wanted clarity on how long a shipping container could remain on property. Three to five years was suggested. Board decided to take a vote to table.

**Motion was made to table until next meeting:**

- 1st Peter Flynn
- 2<sup>nd</sup> Loren Moore
- All in favor

**New Business:**

- Discussions took place about the home at 155 E. Main St. Monrovia, In 46157. Two letters have been sent to the homeowner stating that the condition of the home is in violation of Indiana's Unsafe Building Law and the Town of Monrovia Code of Ordinances. Jim Wisco stated that we can proceed with recommendation to repair or demolish property. Eddie Menzel, building inspector, has been in the home and feels it should be torn down. Currently we have two bids that will be sent to Town Council.

**Motion made to send bids to Town Council:**

- 1<sup>st</sup> Peter Flynn
- 2<sup>nd</sup> Brock Sears
- All in favor

Talking continued about a possible venue for the April 13<sup>th</sup> Plan Commission Meeting. **Jack Elliott**, from the school board, stated if the county were to go blue it may be possible to have the meeting at the school.

**Adjournment:** **Philip Fowler** made a motion to adjourn, **Jacob Hoffman** 2nd. All in favor.  
The meeting adjourned at 7:55 pm

Plan Commission President  
Eddie Menzel

Plan Commission Administrator  
Maryanne Taylor

Eddie Menzel

Maryanne Taylor