

Monrovia Plan Commission Meeting
Tuesday, February 9th 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 be heard: 0, For: 0, Against: 0

Public Hearing: Homestead PUD 20-01 Section 9

Eddie Menzel opened the public hearing for Homestead section 9. Bob Staton took the floor, he displayed maps of section 9 and stated there were 351 houses to be built. The additional lot will be a playground located in section 9b. Stan Graves voiced concerns about distance between houses in the event of a fire. After a long conversation debating the distance it was determined that it is 7.5 feet per lot for a total of 15 feet between homes. Philip Fowler inquired about walking trails in section nine. Bob Staton stated there would be no trails but there would be sidewalks throughout. Jacob Hoffman asked Bob Staton about utility easements, Bob stated they are the same as sections six and seven. Stan Graves mentioned that there is a water line where a utility easement ends. Loren Moore said that when he looked at the property line the water line was right on top of the easement. Peter Flynn added that the water company set that easement. Bob Staton also asked for a waiver to have a curve within 100 feet of an intersection. Jessica Hartman brought SDESCO 6.6.2 to the board's attention. Any future structure on the neighboring property would have to be 15' from the property line in order to comply.

Motion was made to close the public hearing:

- 1st Jacob Hoffman
- 2nd Peter Flynn
- All in favor

Motion was made to accept plans with stipulations:

1. No Occupancy permit issued before June 2023
 2. Waiver for distance of intersection from a curve (SCO 5.2.7)
- Jacob Hoffman made motion to accept with condition
 - 2nd Loren Moore

6-Yes: Brock Sear, Bob Nicholls, Philip Fowler, Peter Flynn, Jacob Hoffman, and Loren Moore

2-No: Stan Grave and Ed Olleman

Motion carries

Plan Commission Minutes: Loren Moore made a motion to accept January 12th minutes with changes. 2nd was made by Philip Fowler. All in favor.

Building Permits: President Eddie Menzel read the building permit report which consisted of a remodel, electric upgrade, two demolition permits, garage, and an electric reconnect.

Old Business:

- **President Eddie Menzel** presented the proposed fee increase. Peter Flynn stated there needs to be more clarity on pools. Board members agreed pools that are not permanent do not need permits. Brock Sears suggested looking at Pool Code to decide if a permit is needed. Brock Sears suggested adding fence permits to the fees. Bonnie Silsby-Inman stated that the HOA was not consistent with allowing fences. Jacob Hoffman asked if town would be required to show where utility easements are located. Board decided we would add a \$50 fence permit but it is up to the homeowner to find out where easements are located. Eddie Menzel asked Jim Wisco about shipping containers and if residents who already had them would be grandfathered in. Jim Wisco stated we could discuss the permit informally with residents and then send out letters if they do not comply. However, they would not be grandfathered in. Eddie Menzel said that if storage containers were being used to build a new home, they would need a new home permit.

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 could order property to repaired or demolished. Eddie Menzel, building inspector, will take bids and decide what actions need to be taken. The Town of Monrovia will put a lien on property for any cost incurred.

Motion made to Table until the next meeting:

- 1st Peter Flynn
- 2nd Loren Moore
- All in favor

Adjournment: Brock Sears made a motion to adjourn, Jacob Hoffman 2nd. All in favor.
The meeting adjourned at 9:15 pm

Plan Commission President
Eddie Menzel

Plan Commission Administrator
Maryanne Taylor




