

Monrovia Plan Commission Meeting
Tuesday, April 13th 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, Bob Nicholls, Brock Sears, Peter Flynn, Ed Olleman, Philip Fowler, Stan Graves, Town Engineer Jessica Hartman, and Maryanne Taylor Plan Administrator

Absent: Jacob Hoffman and Town Attorney Jim Wisco

Wishes to Comment: 0 For: 0, Against: 9

Public Hearing: MAJ 20-01 Pierce 5 lot

President Eddie Menzel opened the public hearing MAJ 20-01. Ross Holloway distributed the layout of the intended subdivision. He addressed #6 of the Memorandum stating that the home would be connected to the sewer but at this time they do not know the exact location of the connection or cleanout. They would find out and add it to the plans before the final approval. He also addressed #1 in supporting documentation and added that the driveway was under approval for INDOT. Holloway stated there would be 5 lots with a 30" pipe for drainage. Maintenance of the pipe would be handled by a HOA which would be managed by Scott Pierce. Stan Graves asked Holloway if INDOT would request a turn lane. Holloway stated for five lots they would not request that. Eddie Menzel asked if the water inlet would need to be moved, Holloway said it would have special casting. Jessica added that when they submit the final plat they would want to see the side yard setback. She also added they had received additional drainage reports and based on that it would meet the ordinance. Stan Graves wanted more information on the easement and drainage. Holloway stated the easement is approximately 50' wide but it widens at the NE corner and is a dry retention facility. Holloway added that they did get a letter of service from Morgan County Rural Water. Eddie Menzel went on to say nine people signed against and no one to speak. Angela Vaughn Fredrick spoke up and said she thought that she was signing to speak. She went on to ask if since there has been a comprehensive plan what improvements have been made to the infrastructure in Monrovia. Eddie Menzel stated there had been no improvements to the infrastructure. She referred to the February 11th 2020 minutes that stated the infrastructure would cost up to a million dollars. After further investigation the statement was made about the property currently owned by S & D Investments along the 39 corridor that is within a PUD.

Motion was made to close the public hearing:

- **Peter Flynn** made the motion to close the public hearing
- **2nd was made by Ed Olleman**

Further talks took place about the infrastructure and if it is adequate for this project. It was decided that five lots would not make an impact. Philip Fowler asked Stan Graves how he felt about the drainage issue. Stan stated he was glad it was a 30" pipe. The five lots have their own retention system. Angela Vaughn Fredrick asked about limited residential access to thoroughfare from the 5 lots. Peter Flynn stated he believed the speed limit was 35 and five lots would not add much more traffic. The drive is not our say, the state has jurisdiction over that.

Motion was made to approve MAJ 20-01:

- 1st Ed Olleman
- 2nd Peter Flynn

Vote Taken: Bob Nicholls YES, Brock Sears YES, Stan Graves YES, Loren Moore YES, Ed Olleman YES, Peter Flynn Yes, Philip Fowler NO

Finding of Facts: requirements are that all engineering requirements be met and approval of INDOT driveway permit.

MOTION APPROVED

Wishes to Comment: 2, For: 6, Against: 14

Public Hearing: Amendment to PUD 05-01

Eddie Menzel opened the public hearing PUD 05-01 S&D Investments. Dakota VanLeeuwen took the floor introducing herself and Engineer Brian Moench. She stated that the existing PUD is valid and they are asking us to amend the PUD to add storage units to the North lot. She added that her clients are residents of Monrovia and want the same thing the committee wants, for our main thoroughfare to be beautiful. They want those driving down S.R. 39, whether they are local or traveling, to have a reason to stop. VanLeeuwen assured the board that the storage units would not be the green buildings with tattered down fencing that everyone envisions. The outside is going to be covered outdoor storage for boats, recreational vehicles, and other large vehicles that no one wants in their driveway. The covered parking will block the view from the street. From S.R. 39 you will not see inside the storage units. All lighting would turn inward as to not reflect on the neighborhood. Also, the units will be climate controlled. The clients plan to have an office and be there on a daily basis. She added that they are willing to add as much landscaping as Monrovia wants to make this visually appealing. Engineer Brian Moench took the floor and immediately addressed the infrastructure and stated that these units would have minimal impact. He added that he feels very strongly that the storage units would meet the community and Homestead needs. Brock Sears asked if this was strictly storage and no businesses would be ran out of the units, VanLeeuwen said strictly storage. Eddie referred to the sign in sheet for wishes to comment and called on Michael Conner. Michael Conner took the floor and immediately stated that the look and feel for the main thoroughfare has

been extensively addressed with the town council, plan commission, bza, and our economic development committee. As we are going through our comprehensive plan and ordinance this does not meet what is planned for the 39 corridor. The look and feel of the rest of the development is great but the storage units are the same look and feel as the warehouses to the North. He stated we have other opportunities for that land and ask that Plan Commission does not change the use of the land. Bonnie Silsby-Inman took the floor and immediately said she opposed this plan. It does not fit the look and feel of the town. She is worried about crime, are they going to have 24 hour security or will they rely on our police department? Dakota VanLeeuwen stated that it would be gated, each person who has storage there would have a code, and there would be a security system. Michael Conner also ask how tall these buildings would be. Moench stated the tallest would be around eighteen feet. It was stated several times by Moench and VanLeeuwen that Homestead needs storage, Cora Collier asked if they had asked people in Homestead. VanLeeuwen stated her clients had asked residents of Homestead. Everyone in the audience from Homestead stated they had not been asked. Deric Gayde asked if an auto body shop or mechanics shop was allowed. We have also been approached by a wrecker service that would have cars going in and out all hours of the day and night. The residents of the Homestead immediately took this as a threat. S&D Investments stated they don't want these items in the town but it's an investment, then added they are not considering this.

Motion was made to close the Public Hearing:

- 1st Peter Flynn
- 2nd Philip Fowler

Motion was made to table until May 11th meeting

- 1st Peter Flynn
- 2nd Philip Fowler
- All in favor

MOTION TABLED

A request from Ryan Homes to table until the May 11th meeting was presented.

Motion was made to table until the May meeting

- 1st Philip Fowler
- 2nd Peter Flynn
- All in favor

Plan Commission Minutes: Philip Fowler made a motion to accept March 9th minutes as presented. 2nd was made by Ed Olleman. All in favor.

Building Permits: President **Eddie Menzel** read the building permit report for March which consisted of a new home, electric, pole barn, remodel, tiny home, remodel after fire, two in ground pools, and patios.

Old Business: Plan Commission decided it was best to table the shipping container decisions until after the New Comprehensive plan is in place.

Adjournment: **Philip Fowler** made a motion to adjourn, **Peter Flynn 2nd.** All in favor. The meeting adjourned at 8:05 pm.

Plan Commission President
Eddie Menzel

Plan Commission Administrator
Maryanne Taylor




